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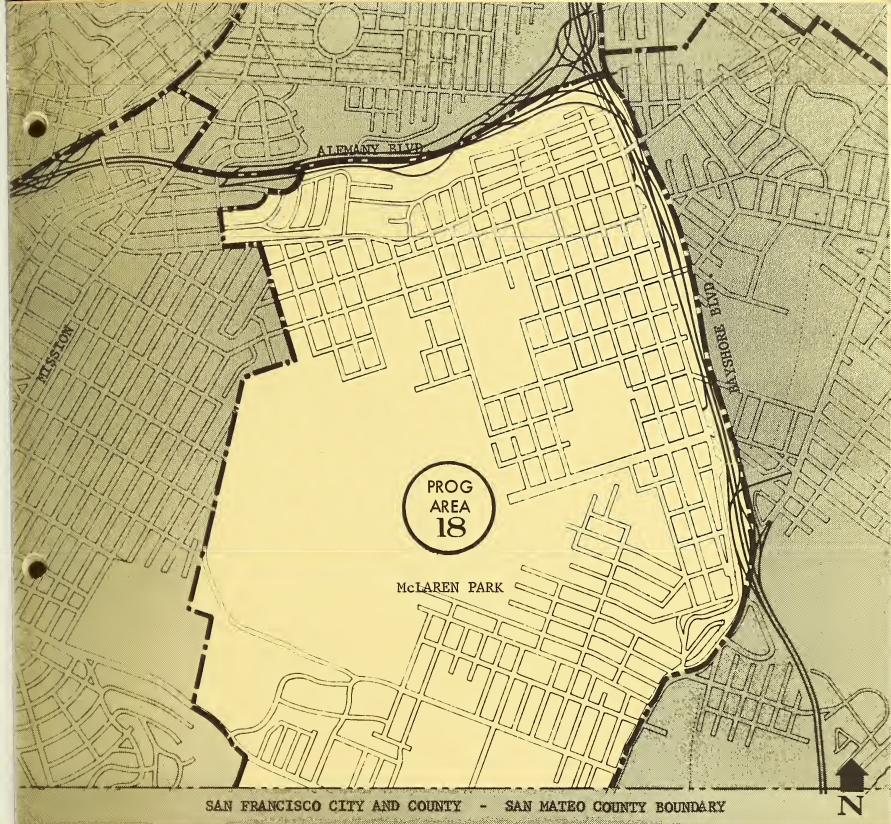
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PROGRAMMING AREA ANALYSIS

SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM

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P R O G R A M M I N G

A R E A

A N A L Y S I S

A Special Study Undertaken as a Part of
the San Francisco Community Renewal Program

Arthur D. Little, Inc.

June 1965

T A B L E O F C O N T E N T S

	Introduction and Area Definitions
Section 1.	Topography and Land Use
Section 2.	Household and Housing Composition, 1960, by CRP Neighborhood
Section 3.	Social and Physical Problem Profiles, by Census Tract
Section 4.	Population and Housing Characteristics Maps, 1960, by Enumeration District
Section 5.	Population and Housing Trends, 1950-1960, by Census Tract
Section 6.	Improvement and Construction Activity Indicators, by Census Tract
Section 7.	Public Facilities

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I N T R O D U C T I O N A N D
A R E A D E F I N I T I O N S

INTRODUCTION

This is one of a set of reports compiled by Arthur D. Little, Inc. to meet special requirements of the San Francisco Community Renewal Program. The set contains 22 reports in all; one for each "CRP Programming Area" (see map on reverse). Each report includes information on: land use; population characteristics and trends; housing characteristics and trends; social and physical problems; construction and improvement activity; and public facilities. This data is provided for the Programming Area as a whole and for various types of sub-areas within the Programming Area.

Data from these reports were, of course, extensively used in the programming operations which led to the recommendations of the final CRP Report. This

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PROGRAMMING AREAS

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should be regarded, however, as a first step. The same information should prove to be of great value in meeting further needs of a variety of San Franciscans who are concerned about their City's future. First of all, they are designed to benefit the City's proposed Development Coordinator and the many departments concerned with renewal and development. With the same factual information available to all City officials from these reports and other CRP publications, coordination should be improved.

Many private citizens should also be interested in these reports although they may not need to review the entire set. Prospective builders should find much of the data to be extremely valuable in their analysis of prospective market conditions, building opportunities, etc. The individual residents and neighborhood associations within these areas should also find the reports to be of interest and value. With the information they provide, a neighborhood group can become well informed about its environment and can set goals and make plans for both change and improvement in a realistic way.

Some of the information in these reports has been published in the past. However, it is for the most part recorded in a form that has made it very difficult to use. Our intention in bringing it together in this form is to make it immediately usable; these data have never before been assembled in one place for comparative purposes. By combining existing information with much that is totally new, these reports also fill many missing links. They attempt to construct a meaningful, comprehensive portrait of conditions and trends in each area.

It is hoped and intended that these reports will be revised and expanded in the future as new data become available. If maintained on a current basis, they could become an orderly historical record of each area; showing the gradual transition of ideas and planning concepts as well as physical, social and economic conditions.

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It should be noted that these reports are supplements to the Community Renewal Program Final Report. This should be required reading for all who want to understand the area reports adequately. Many other CRP publications, especially the San Francisco Fact Book, also help to round out the knowledge and insights to be gained from these pages.

In the preparation of this report, the Arthur D. Little, Inc. staff was aided greatly by the use of maps and existing data from the San Francisco Department of City Planning. We wish to express our thanks to the Department and other City officials who aided in this preparation.

AREA DEFINITIONS

In this report all data is provided on the basis of sub-areas defined for the United States Census of Population and Housing. These areas are somewhat arbitrarily drawn: their boundaries are not always "real" boundaries in the social, economic or physical sense. Nonetheless, the Census is the richest source of information for the purposes of program analysis and, therefore, Census areas are the best available.

The areas we have used are defined as follows:

1. Enumeration Districts. Enumeration Districts are relatively small units. The average Enumeration District contains eight to ten blocks, 250 housing units and 1,200 people. This is established as the amount that can be canvassed by one Census Enumeration in one day. There are approximately 600 of these units in San Francisco. Their size permits the most detailed analysis of internal variations within the City, although the information available at the Enumeration District level is not very broad.

2. Census Tracts. Census Tracts are groupings of Enumeration Districts, and are the most frequently used units for data publication. There are 127 Census Tracts in the City, according to the 1960 delineations.

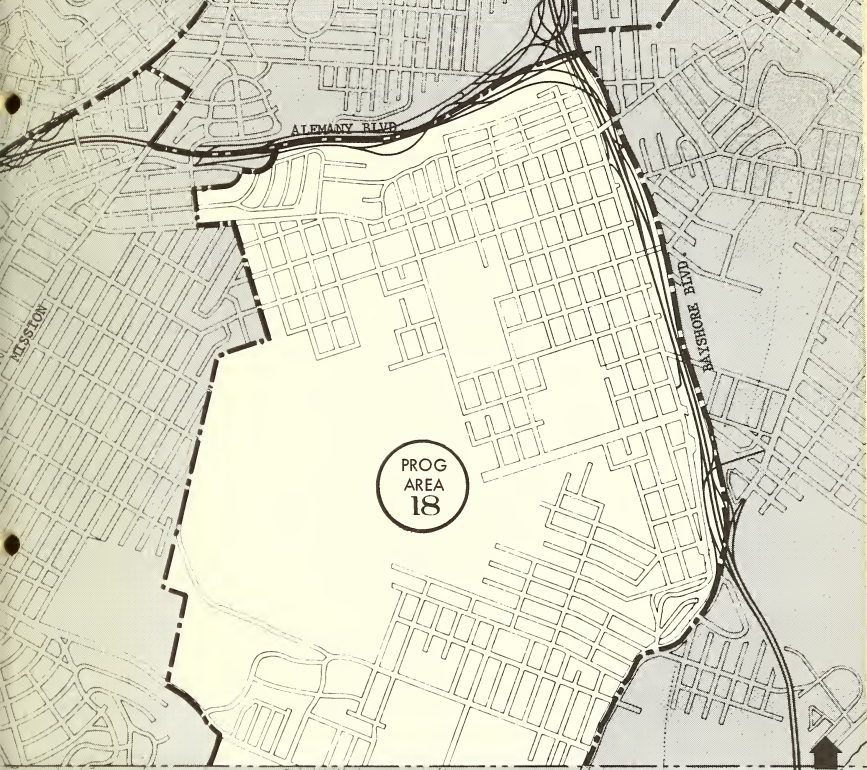
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3. CRP Neighborhoods. CRP Neighborhoods are special units defined for the San Francisco CRP study. They are roughly comparable in size and number to Census Tracts (106 in San Francisco) and are also made up of groupings of Enumeration Districts. One important difference exists, however. Neighborhoods are relatively homogeneous internally with respect to major population and housing characteristics, whereas Census Tracts are much more arbitrarily defined. For this reason, Neighborhoods were used for the preparation of a special data tape including numerous significant cross-tabulations which are not published elsewhere. (See Section 2.)

4. Programming Areas. Programming Areas, shown on the preceding map, are groupings of CRP Neighborhoods. This report, like the others in the series, presents information about a single Programming Area and the CRP Neighborhoods and Enumeration Districts within it. Programming Area boundaries also conform fairly closely to groupings of Census Tracts. Therefore, some data on the Tract basis is also included. This should be used with care, however. Some Tracts do overlap Programming Area lines. In these cases the Tract has been assigned, in total, to one of the Programming Areas even though a part of it lies outside of that area.

Precise definitions of the areas described above are shown on the following maps. In using any of the data in this report, the reader should refer back to these maps and the opening paragraphs of the Section under study to determine the precise units and boundaries involved.



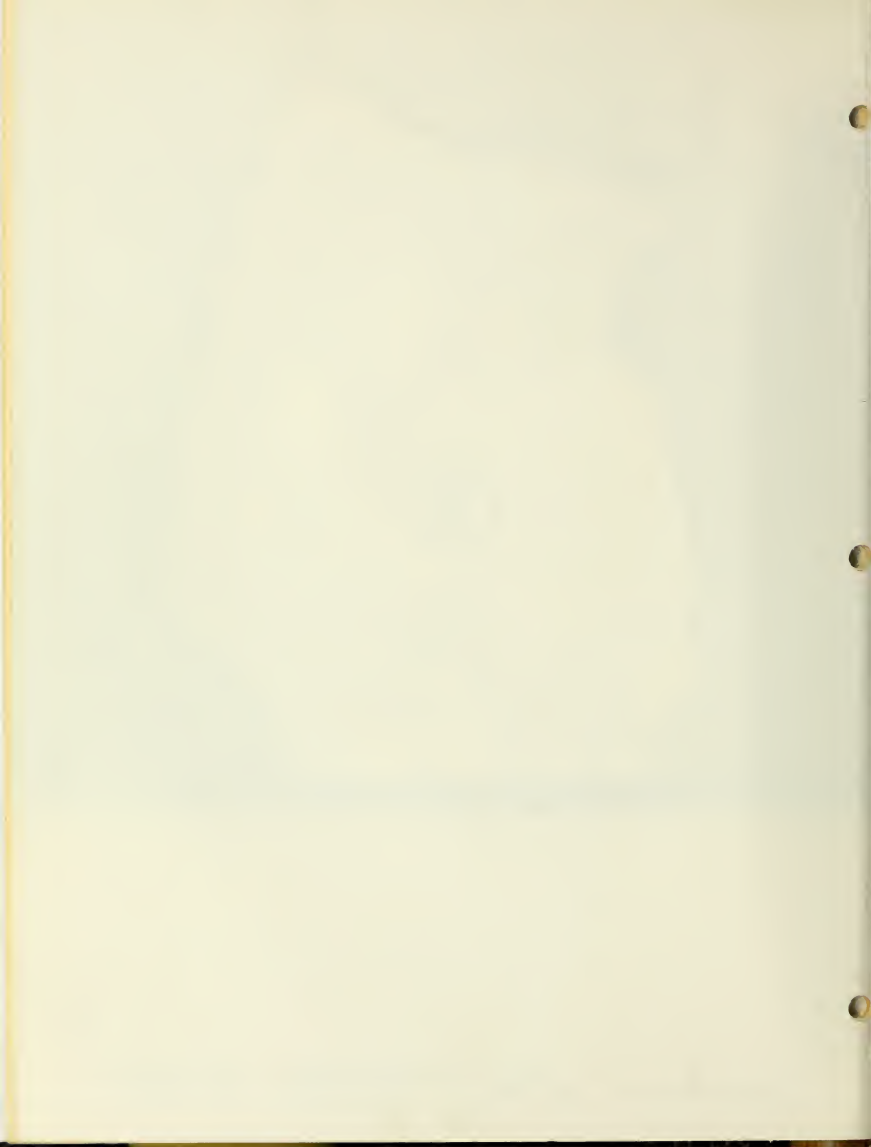


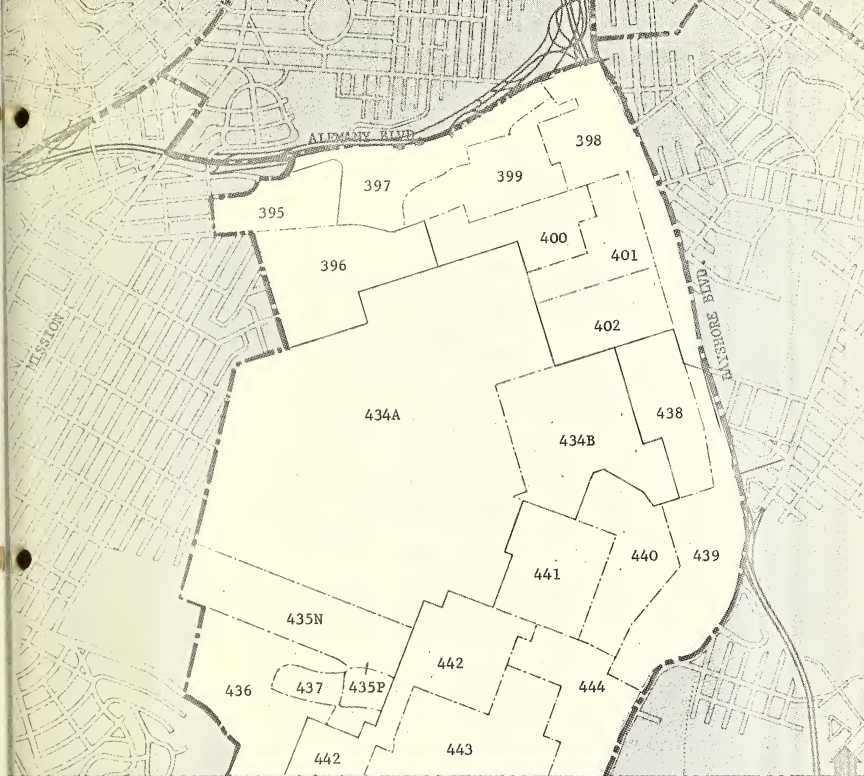
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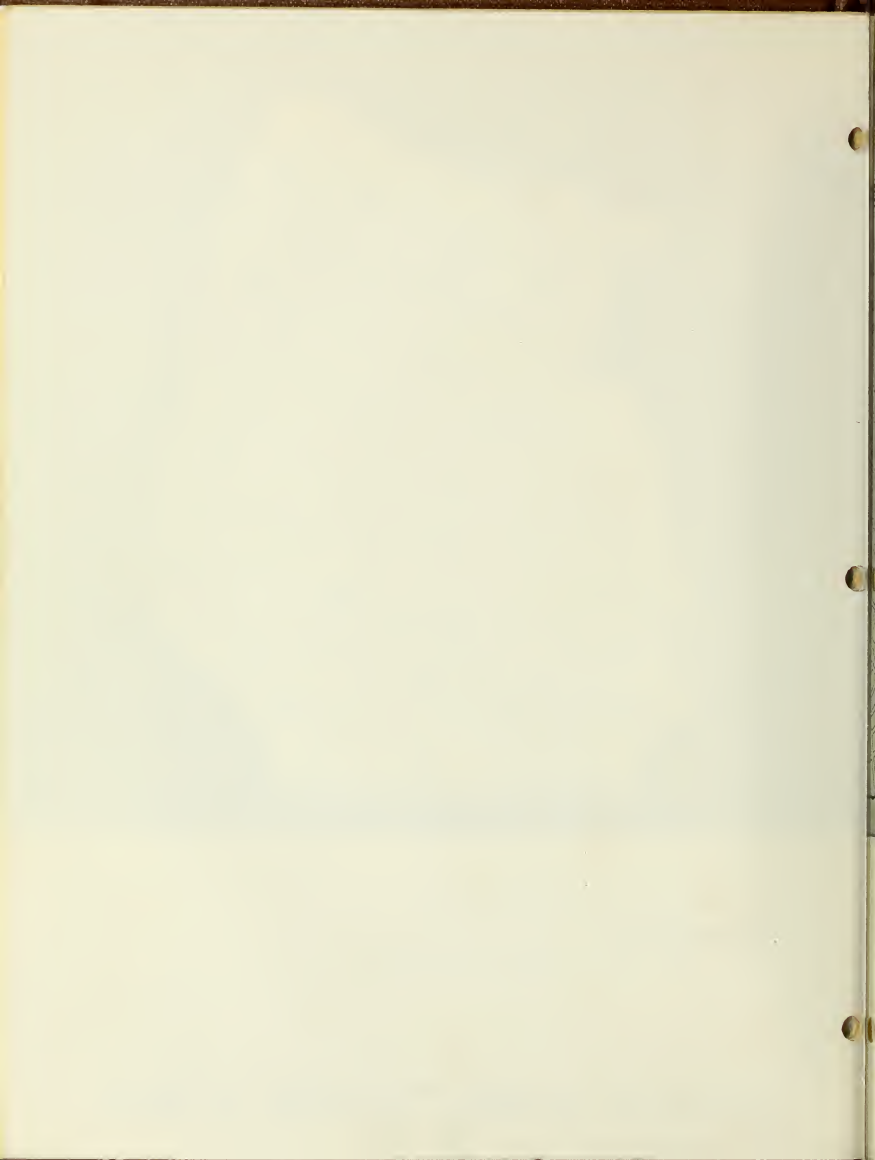
ENUMERATION DISTRICTS

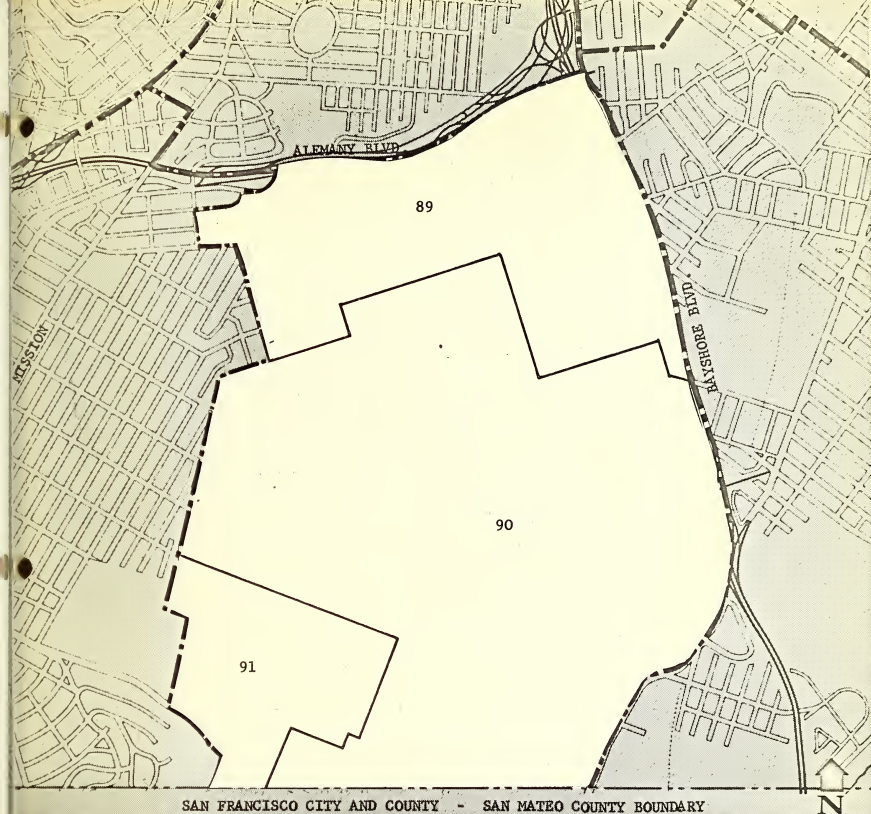
Programming Area 18

Source: 1960 Census of Population and Housing

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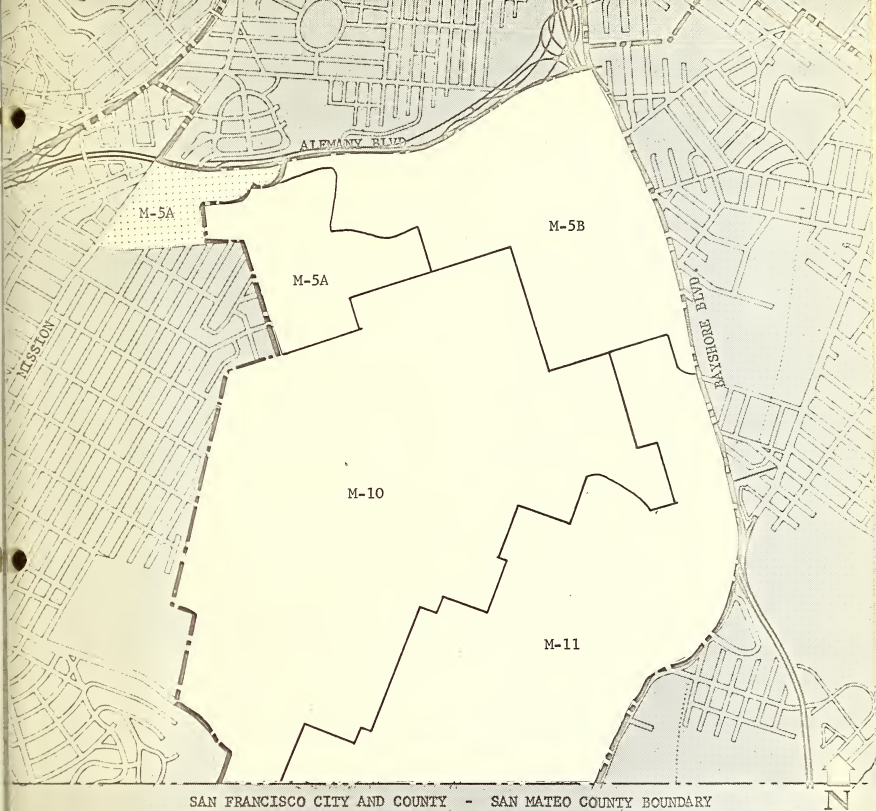
CRP NEIGHBORHOODS

Programming Area 18

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CENSUS TRACT

Programming Area 18

Source: 1960 Census Tracts, San Francisco Department of City Planning

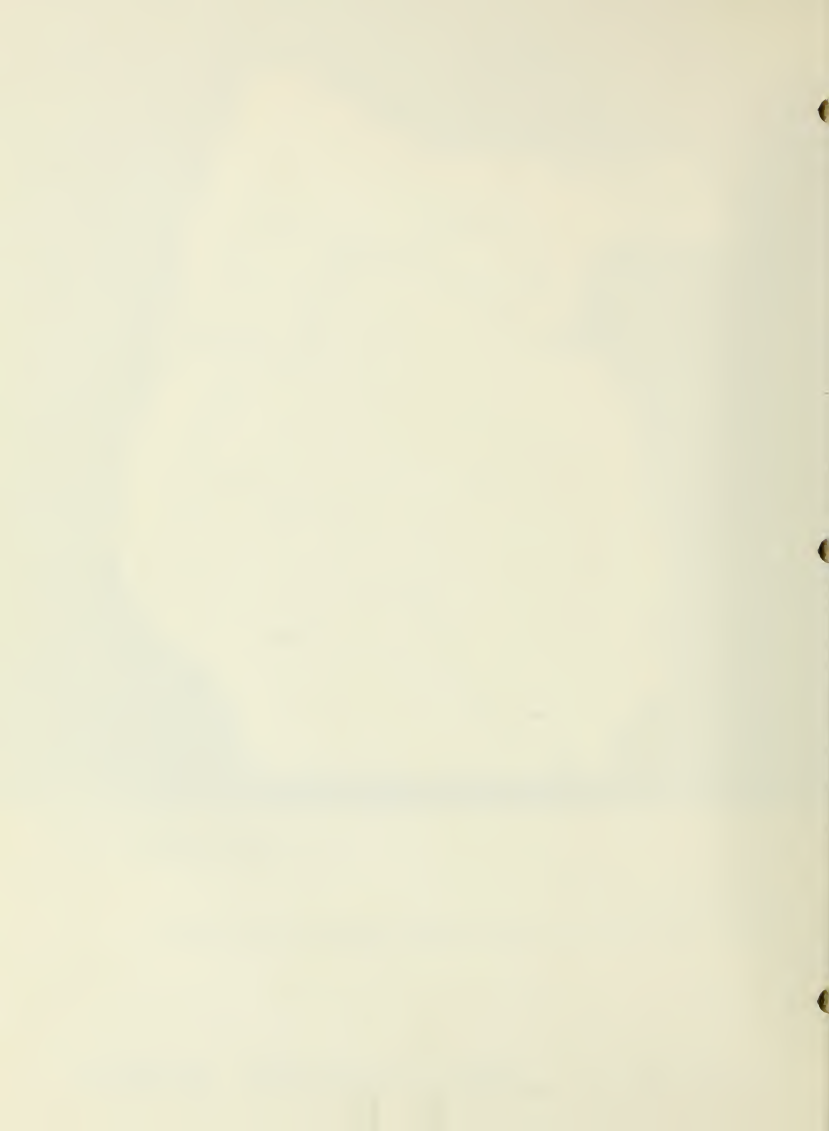


Not part of this Programming
Area but included in Census
Tract data for this Area

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S E C T I O N 1

T O P O G R A P H Y A N D L A N D U S E

The following maps and tables, developed by the San Francisco Department of City Planning, contain detailed topographical and land use information. The maps are at a scale of: 1" = 1500'.

The first map in the series shows the topography of the Programming Area, superimposed over the street pattern. Contours are drawn at 50' intervals.

The remaining maps indicate the land use pattern in the Programming Area as recorded in the Department's 1961-1964 Land Use Survey. Separate maps are provided for five basic categories: Residential, Secondary Residential, Commercial, Industrial and Vacant. All uses are indicated on a parcel-by-parcel basis. The table on the reverse of this page shows the distribution of total land use in San Francisco by detailed categories from both the

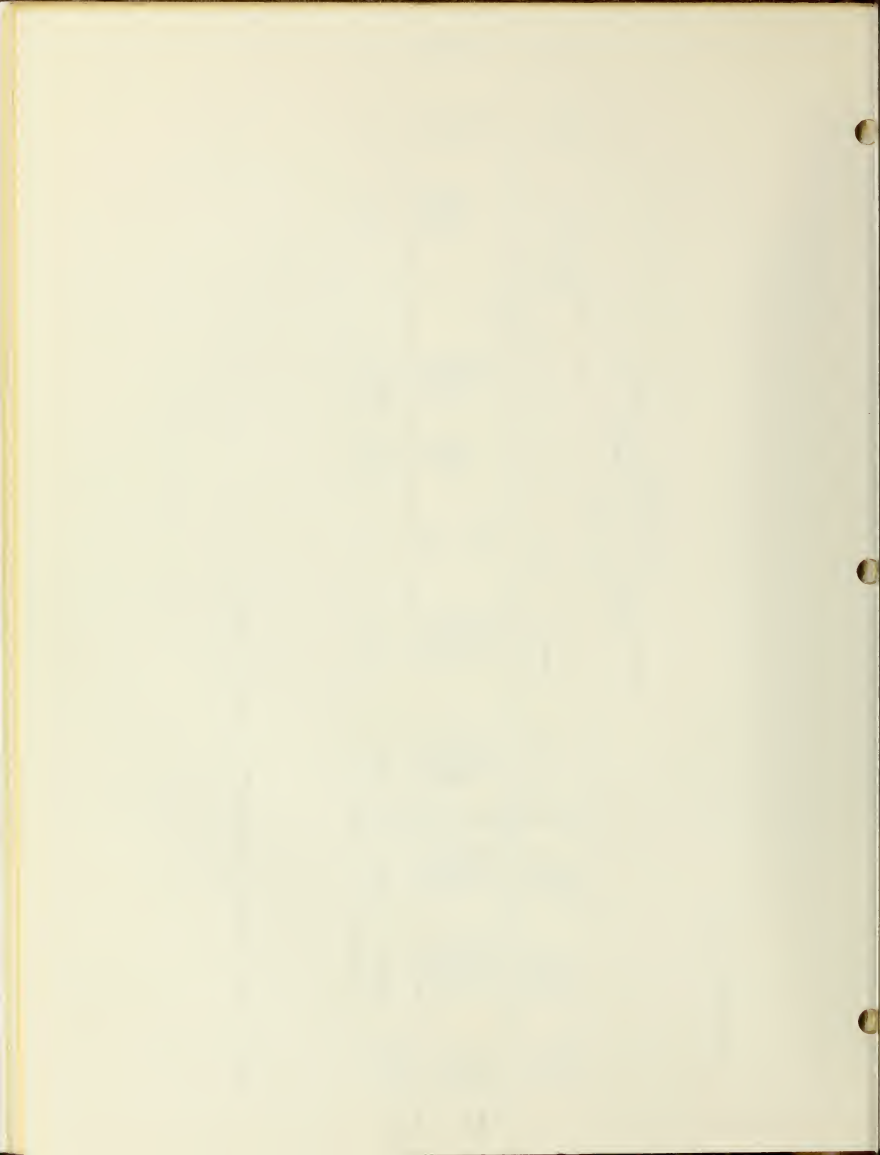
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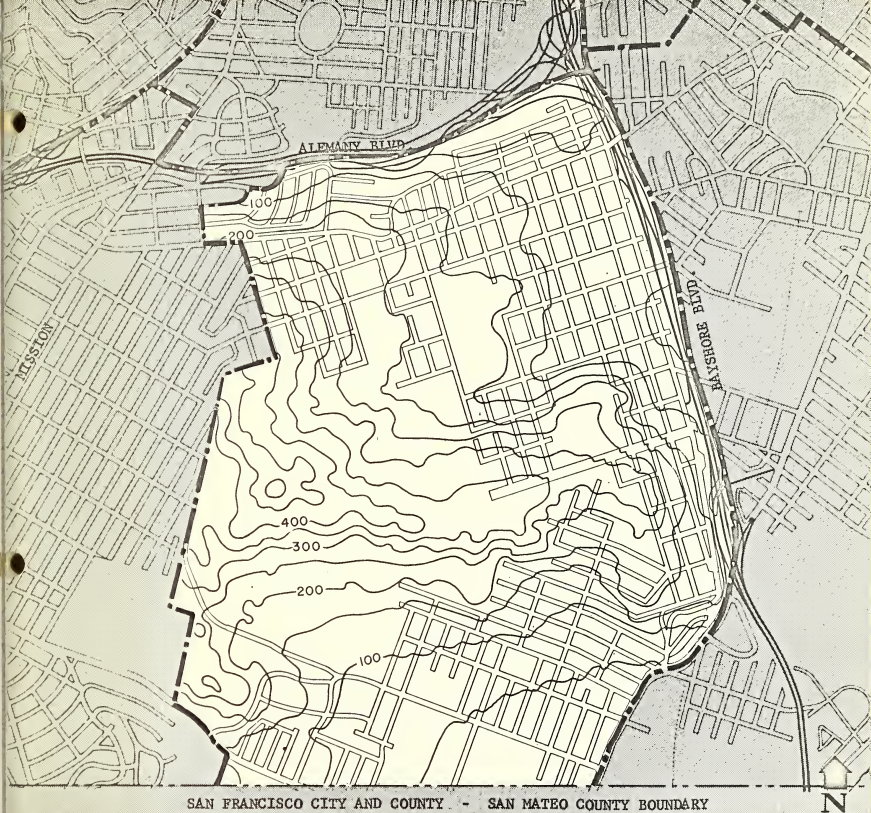
PROGRAMMING AREA 18

San Francisco
Summary Land Use Data by Census Tracts
1961-64 Land Use Survey
(In acres)

Census Tract	Total Gross Acreage	Total Net Acreage	Residence	Commerce	Industry	Utility	Institution	Recreation Private	Recreation Public	Other Public	Vacant
*M 5A	140.16	94.46	71.85	7.85	1.39		.12			8.74	4.51
M 5B	301.93	194.36	105.58	12.28	1.31	.08	8.09		5.00	52.79	9.23
M 10	771.10	571.67	107.14	4.51		37.20	13.86		334.66	41.31	32.99
M 11	388.51	268.29	178.16	13.02	6.50	.04	4.85		10.04	13.50	42.18
Total	1,601.70	1,128.78	462.73	37.66	9.20	37.32	26.92		349.70	116.34	88.91
*P.A.18											

* Includes part of Tract M-5A which is not in this Programming Area.



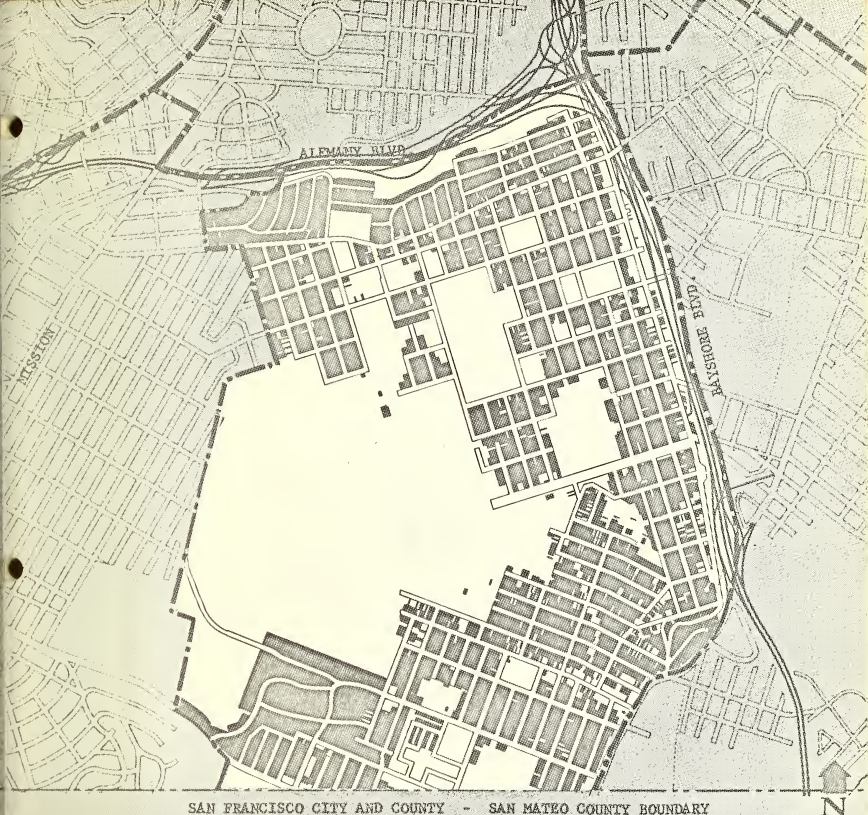


TOPOGRAPHY

Programming Area 18

Source: San Francisco Department of City Planning

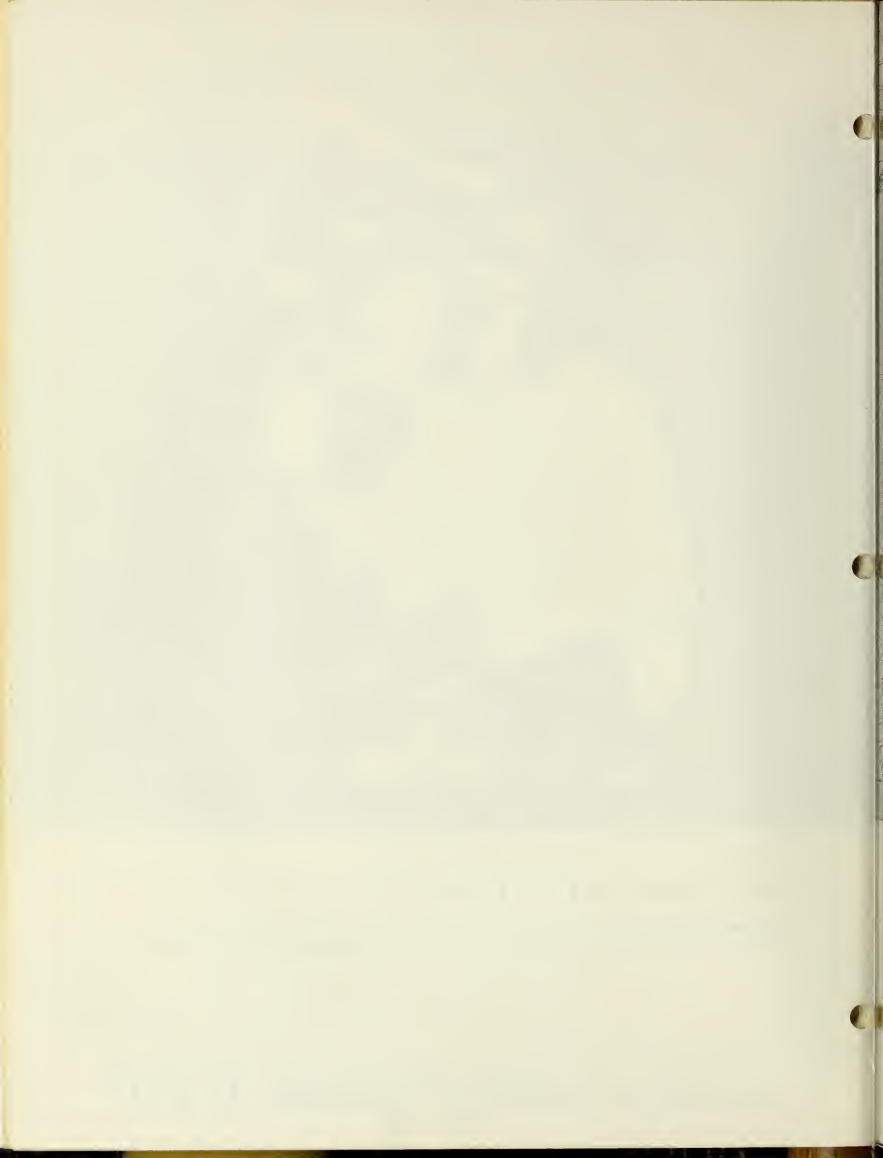


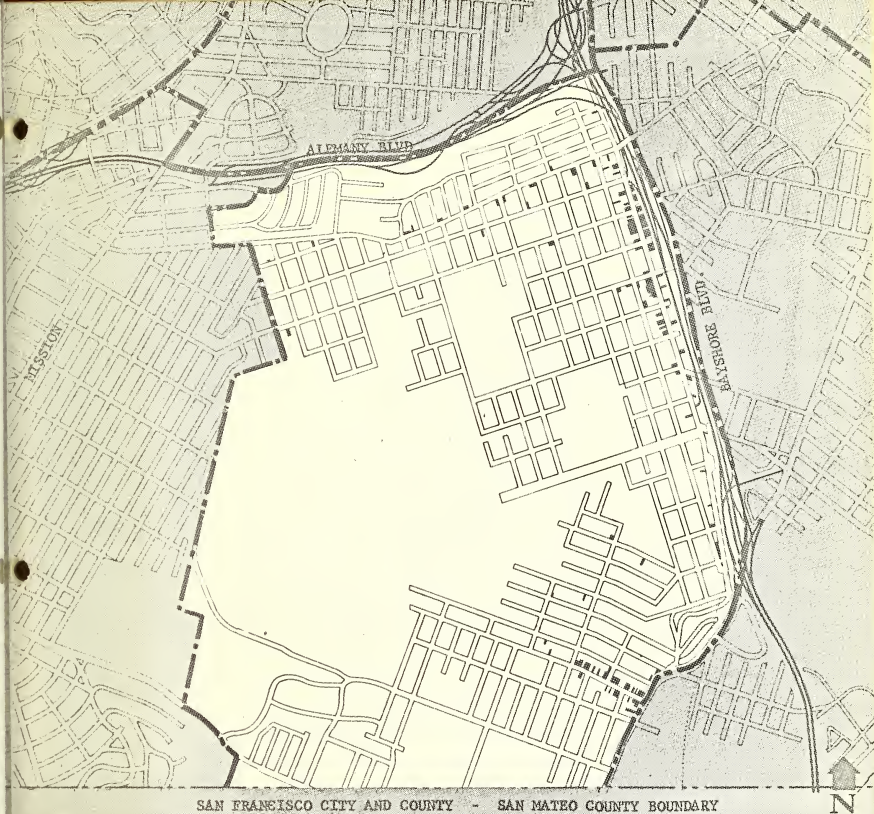


LAND USED FOR RESIDENCE

Programming Area 18

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning

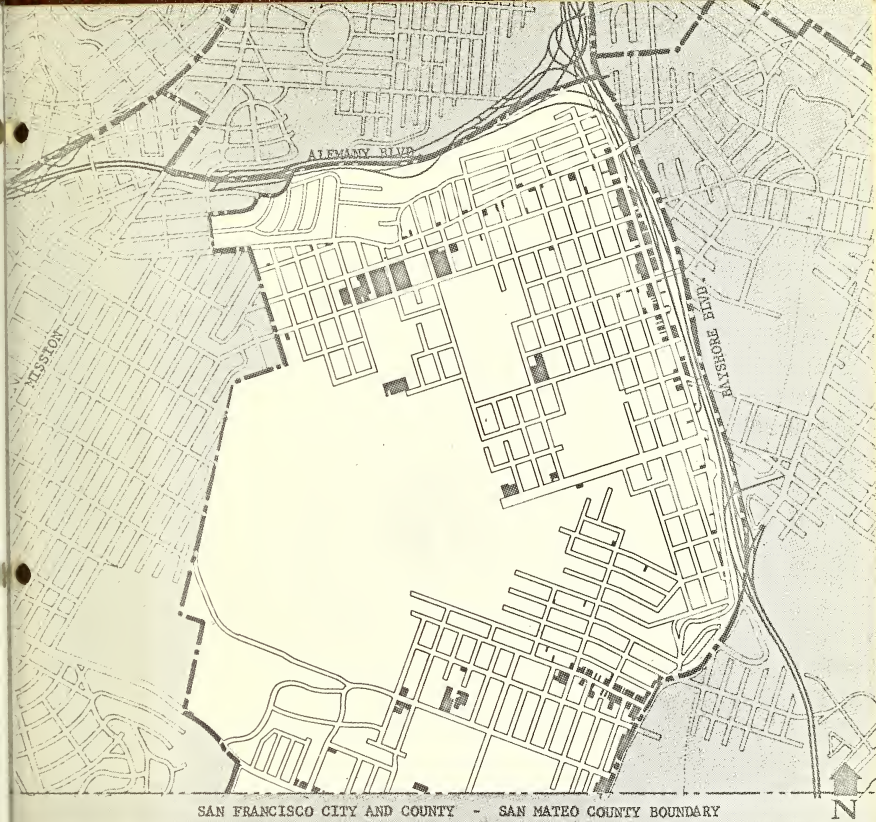




SECONDARY RESIDENTIAL USE

Programming Area 18

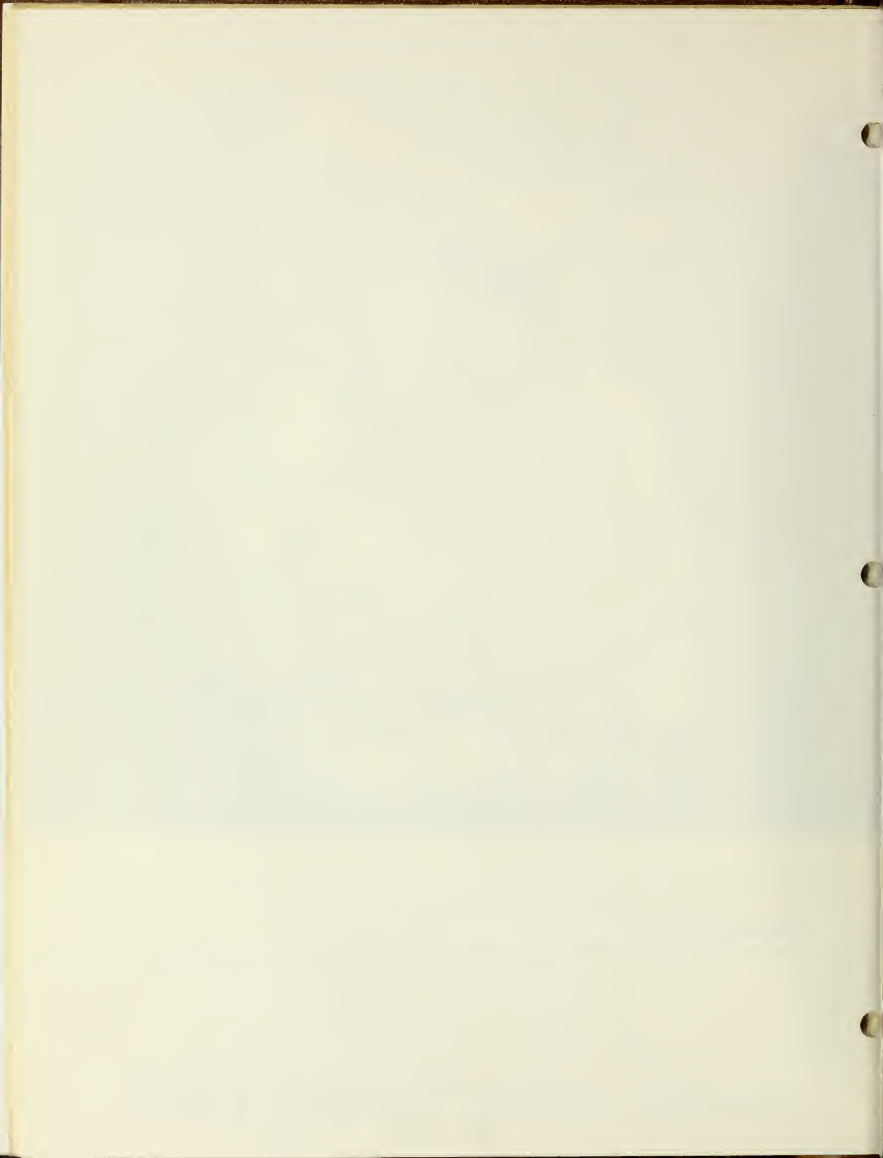
Source: 1961-64 Land Use Survey, San Francisco Department of City Planning



LAND USED FOR COMMERCE

Programming Area 18

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning





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LAND USED FOR INDUSTRY

Programming Area 18

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning

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VACANT LAND

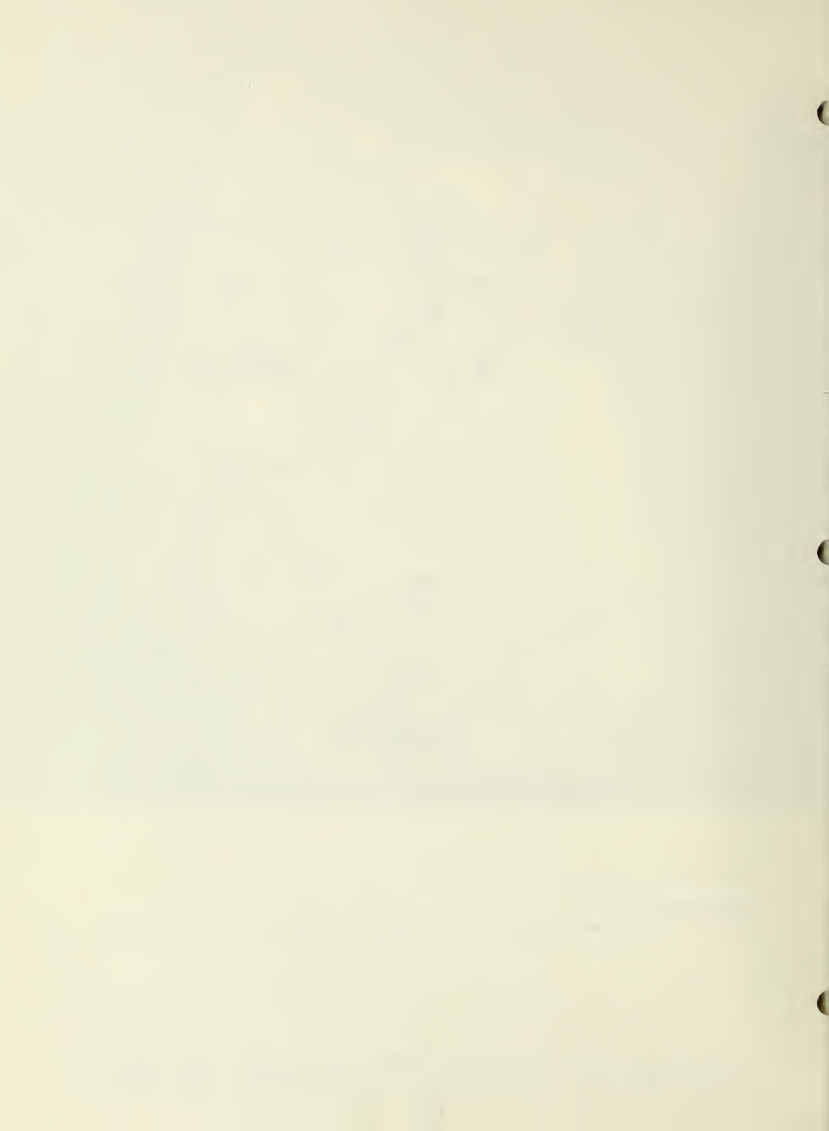
Programming Area 18

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning

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SECTION 2

HOUSEHOLDS AND HOUSING COMPOSITION, 1960, BY CRP NEIGHBORHOOD

Normally, the Bureau of the Census publishes housing and household characteristics data on a "single-attribute" basis. Census publications show separately, for example, the total number of Negro households with an annual income of less than \$4,000, and the total number of households with 3 to 4 persons. They do not show, however, the precise number that share each of these characteristics; that is, the number of Negro households which earn less than \$4,000 and have 3 to 4 persons. Yet, this latter type of information - data presented on a "cross-tabulated" basis - is much more useful for analytical purposes. It permits the identification of needs and conditions in a more precise and meaningful way. It allows researchers to understand a great deal more about what an area is like, what changes it is likely to experience and what might be done to solve problems and take advantage of opportunities.

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For these reasons, a special Census Computer Tape was ordered as a part of the San Francisco CRP study. Summary outputs from this tape are provided for each Neighborhood in the Programming Area on the following pages.

The special Census Tape is unique in the amount of detailed information it provides. It includes information not only on the relationship of all household characteristics to each other, but also the relationship of all housing characteristics to each other and in turn, of all household characteristics to all housing characteristics. Thus, it identifies in a very precise way, the types of families that lived in San Francisco in 1960 and the number of the various housing types they occupied. The data is not broken down on so fine a basis, however, as to permit disclosure of the characteristics of individual households and structures.

The summary information from the tape for this Programming Area is presented in several sets of tables. In order, there is a set of tables for the City as a whole, the Programming Area as a whole, and then a comparable set for each Neighborhood in the area. The data presented in these tables are similar to those on the tape itself but are not disaggregated so finely, and do not include as much detailed information as to which households live in which housing types.

Table 1 in each set describes all households according to income, race and household type-size. Table 2 shows all rental housing units by rent level, condition, structure type and unit size. Table 3 is similar to Table 2, but covers owner-occupied, single-family homes. Tables 4 and 5 are concerned with particular rental housing-condition relationships. The former is a cross-tabulation of the condition of housing units by the age of those units. The latter shows condition by overcrowding ("persons/room"). Table 6 indicates the racial composition and type-size of households which occupy substandard units - an especially important body of information in that these are the people who will be primarily affected by most future renewal efforts. Table 7 shows the relationship of household type and income to rent paid for housing.

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An eighth table is included in the City and Programming Area sets but not for the individual Neighborhoods. This table shows an even more detailed breakdown of the 1960 housing units by 23 type-size-tenure categories and 4 condition categories. These categories, called "j" and "c" types respectively, were used as the basic housing type and condition accounts in the CRP simulation model and in many other aspects of CRP housing analysis.

In the summary tables, the following definitions and notes apply; all other material should be self-explanatory.

1. In Tables 2, 3, 4 & 5, Condition 4 includes all dilapidated units and deteriorating units with one or more plumbing facilities missing; Condition 3 includes deteriorating units with no facilities missing and sound units with one or more facilities missing; Conditions 1 and 2 include the remaining units - that is, sound units with no facilities missing.

2. In Table 1 "HEAD UNDER 35", "HEAD 35-59" and "HEAD OVER 60" refer to the age of the head of the household.

3. In Tables 1, 6 and 7, "3+ PERS", "2-4 PERS", etc. refer to the total number of persons in the household. "NO CH" defines households in which there are no children under 18 years of age. "W/CH" means that one or more of such children are in the household.

4. In Table 7, "LT \$ 4" means Less Than \$40 Rent per month; "GT \$ 4" means Greater Than \$40 Rent per month; etc.

5. In the eighth table - housing unit inventory data for the Total City and Total Programming Area only - condition classes are the same as described in Note 1. above. The "J Type" - housing unit type - entries are headed in the following way: "SF/Rent/1-2" or "2-4/Own/1-4". In these headings the number or letters before the first slash refer to the type of structure; e.g., Single Family or 2-4 units. The words Rent or Own refer

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to the tenure of the unit. The numbers following the last slash refer to the number of rooms per unit.

The table below shows the relationship of the Census Tape to the Summary Tables as to level of detail.

Attribute	No. of Classes (Census Tape)	No. of Classes (Summary Tables 1-7)
HOUSEHOLDS		
Size (No. of Persons)	6	5
Type	5	2
Income	15	5
Age of Head	3	3
Race	4	3
HOUSING UNITS		
Size (No. of Rooms)	7	3
Structure Type	3	3
Rent	11	5
Value	10	5
Age	6	4
Tenure	2	2
Condition	9	3

The special Census tables included in this report are but a few of the outputs which can be obtained from the computer tape.

Copies of five additional tables for each Neighborhood and Programming Area are on file with the Department of City Planning. These tables provide additional and more detailed information than the summary tables included herein.

Table 1, entitled "Living Conditions in Rental Housing Units" provides a cross-tabulation of the following attributes in rental units: persons per

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room (4 classes), housing condition (4 classes), household income (12 classes), and rent paid (7 classes). For example, from this table it could be determined on a Neighborhood basis how many households earning between \$2,000 and \$3,000 live in rental units renting between \$40 and \$59 and which are overcrowded and seriously substandard.

Table 2, entitled "Living Conditions in Owner-Occupied Housing Units" is similar to Table 1 except that it relates to owner-occupied single-family structures and substitutes 5 classes of dwelling value for the 7 classes of rent paid.

Table 3, entitled "Characteristics of Rental Housing Stock" cross-correlates structure types (3 classes), number of rooms per unit (3 classes), rent paid (7 classes), housing condition (3 classes), and age of structure (4 classes).

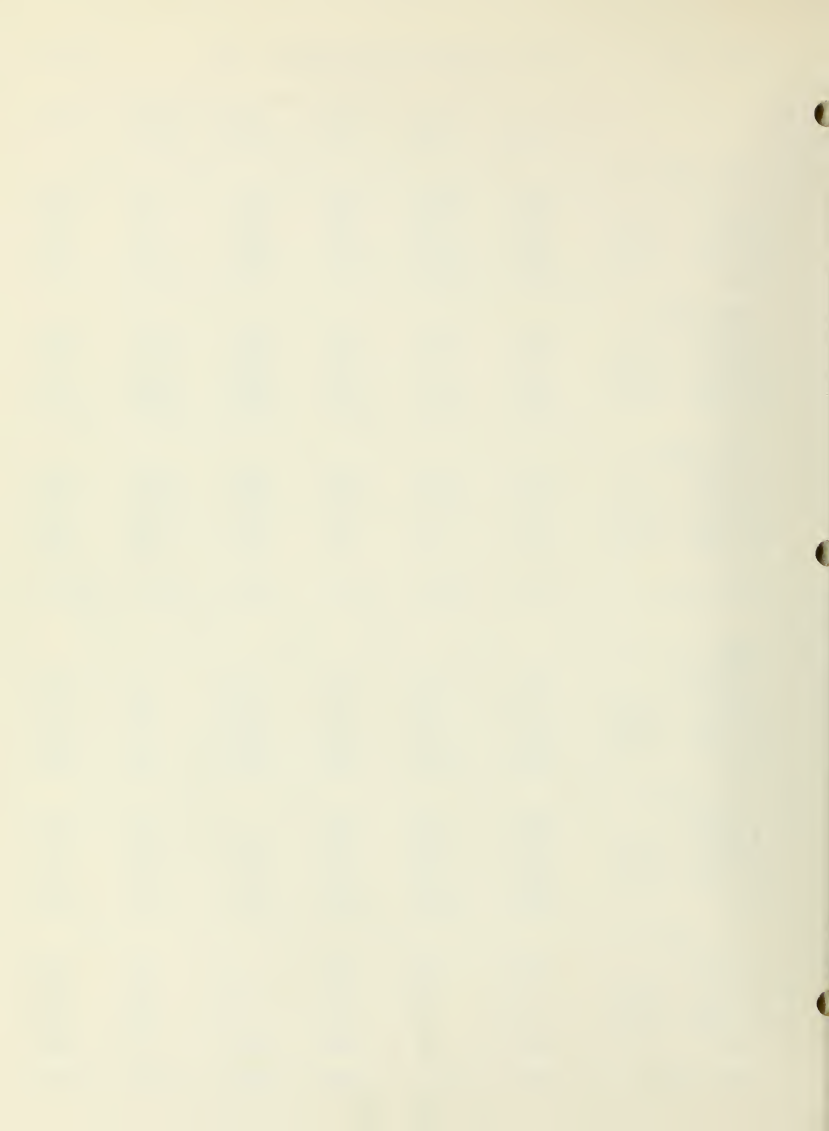
Table 4, entitled "Characteristics of Single-Family, Owner-Occupied Structures" is similar to Table 3 except that it contains 5 classes of dwelling value for the 7 classes of rent paid.

Table 5 is entitled "Characteristics of Occupants of Substandard Housing". This table cross-correlates separately for occupants of substandard housing and seriously substandard housing the following attributes: (a) income (6 classes), (b) race (3 classes), (c) occupation (5 classes), (d) household size (5 classes), and (e) age (3 classes).

In addition to these tables, the tape itself has been deposited with the Department of City Planning whose staff will be able, thereby, to obtain additional "cross-tabulations" for more detailed and special purpose analyses.

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	-----INCOME-----					
	\$ 0	\$4000	\$6000	\$8000	\$12000	TOTAL
	-3999	-5999	-7999	-11999	OVER	
WHITE						
HEAD UNDER 35						
1 PERSON	6885	4364	1405	640	208	13502
2 PERS - NO CH	1931	2496	2926	3891	989	12233
3+PERS - NO CH	192	205	242	572	886	2097
2-4PERS - W/CH	3228	4022	3540	2353	708	13851
5+ PERS - W/CH	862	1444	1603	1276	451	5630
TOTAL	13098	12531	9716	8732	3242	47319
HEAD 35-59						
1 PERSON	16737	11450	4179	2057	958	35381
2 PERS - NO CH	4221	6355	7212	10195	5603	33586
3+PERS - NO CH	467	817	1372	3501	3720	9877
2-4PERS - W/CH	4087	5229	6344	7354	4301	27315
5+ PERS - W/CH	1024	2330	3432	4275	3243	14304
TOTAL	26536	26181	22539	27382	17825	120463
HEAD OVER 60						
1 PERSON	29185	5160	1691	1086	761	37883
2 PERS - NO CH	11502	6512	5431	4763	3500	31708
3+PERS - NO CH	1050	1087	1541	2487	2618	8783
2-4PERS - W/CH	737	506	370	488	442	2549
5+ PERS - W/CH	104	144	110	316	330	1004
TOTAL	42578	13409	9149	9140	7651	81927
GRAND TOTAL	82212	52121	41404	45254	28718	249709
NEGRO						
HEAD UNDER 35						
1 PERSON	850	261	25	11	6	1153
2 PERS - NO CH	380	310	226	153	10	1079
3+PERS - NO CH	56	17	36	66	24	199
2-4PERS - W/CH	1517	559	230	185	24	2515
5+ PERS - W/CH	917	638	273	161	16	2005
TOTAL	3720	1785	790	576	80	6951
HEAD 35-59						
1 PERSON	2088	410	136	5	10	2649
2 PERS - NO CH	973	952	632	513	100	3170
3+PERS - NO CH	128	269	264	312	224	1197
2-4PERS - W/CH	1028	768	586	387	131	2900
5+ PERS - W/CH	765	831	684	595	244	3119
TOTAL	4982	3230	2302	1812	709	13035
HEAD OVER 60						
1 PERSON	741	39	26	5	0	811
2 PERS - NO CH	359	144	108	41	10	662
3+PERS - NO CH	44	52	46	43	15	200
2-4PERS - W/CH	104	48	39	22	0	213
5+ PERS - W/CH	22	26	15	18	22	103
TOTAL	1270	309	234	129	47	1989
GRAND TOTAL	9972	5324	3326	2517	836	21975



	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
OTHER RACES						
HEAD UNDER 35						
1 PERSON	740	323	67	18	17	1165
2 PERS - NO CH	262	198	198	254	87	999
3+PERS - NO CH	20	19	10	56	48	153
2-4PERS - W/CH	461	423	299	332	50	1565
5+ PERS - W/CH	159	284	161	189	68	861
TOTAL	1642	1247	735	849	270	4743
HEAD 35-59						
1 PERSON	1926	588	151	29	11	2705
2 PERS - NO CH	441	400	264	235	59	1399
3+PERS - NO CH	86	108	186	287	209	876
2-4PERS - W/CH	737	639	546	595	182	2699
5+ PERS - W/CH	596	812	740	821	414	3383
TOTAL	3786	2547	1887	1967	875	11062
HEAD OVER 60						
1 PERSON	1820	75	22	6	0	1923
2 PERS - NO CH	353	179	58	54	10	654
3+PERS - NO CH	63	104	101	169	191	628
2-4PERS - W/CH	104	83	23	26	5	241
5+ PERS - W/CH	0	67	47	69	47	230
TOTAL	2340	508	251	324	253	3676
GRAND TOTAL	7768	4302	2873	3140	1398	19481
TOTAL						
HEAD UNDER 35						
1 PERSON	8475	4948	1497	669	231	15820
2 PERS - NO CH	2573	3004	3350	4298	1086	14311
3+PERS - NO CH	268	241	288	694	958	2449
2-4PERS - W/CH	5206	5004	4069	2870	782	17931
5+ PERS - W/CH	1938	2366	2037	1626	535	8502
TOTAL	18460	15563	11241	10157	3592	59013
HEAD 35-59						
1 PERSON	20751	12448	4466	2091	979	40735
2 PERS - NO CH	5635	7707	8108	10943	5762	38155
3+PERS - NO CH	681	1194	1822	4100	4153	11950
2-4PERS - W/CH	5852	6636	7476	8336	4614	32914
5+ PERS - W/CH	2385	3973	4856	5691	3901	20806
TOTAL	35304	31958	26728	31161	19409	144560
HEAD OVER 60						
1 PERSON	31746	5274	1739	1097	761	40617
2 PERS - NO CH	12214	6835	5597	4858	3520	33024
3+PERS - NO CH	1157	1243	1688	2699	2824	9611
2-4PERS - W/CH	945	637	438	536	447	3003
5+ PERS - W/CH	126	237	172	403	399	1337
TOTAL	46188	14226	9634	9593	7951	87592
GRAND TOTAL	99952	61747	47603	50911	30952	291165

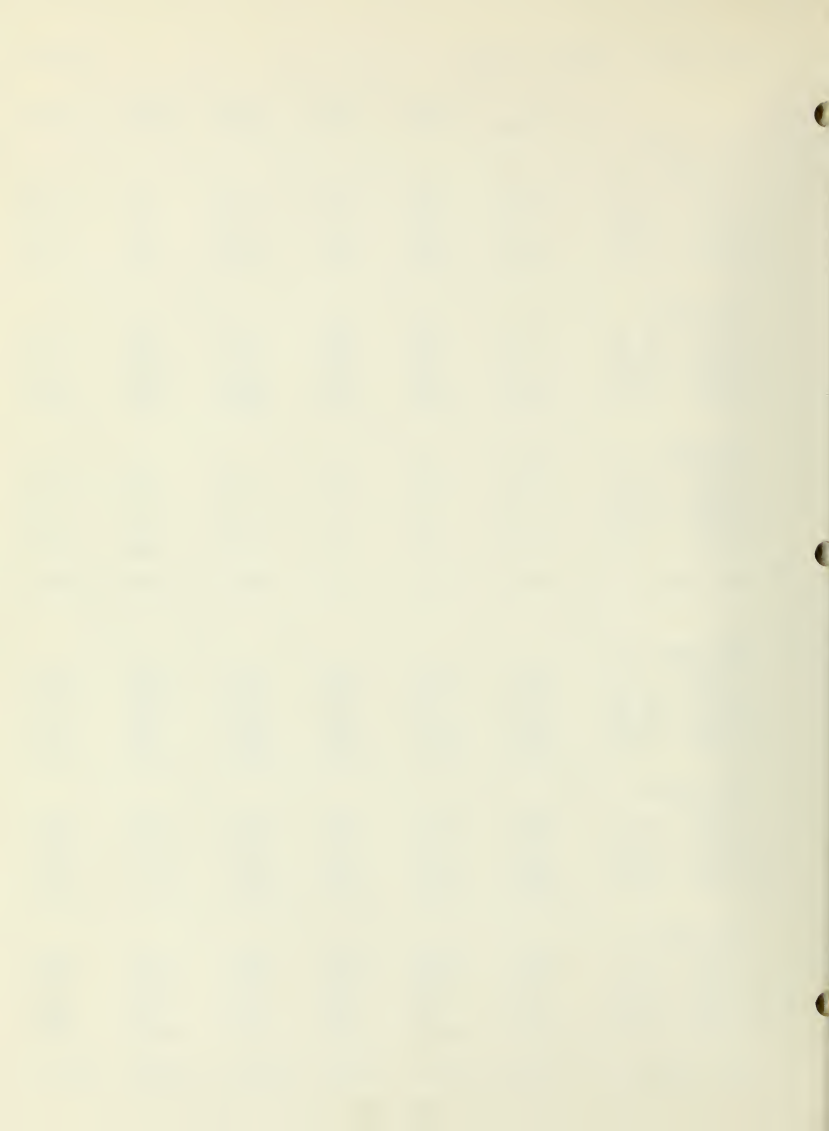
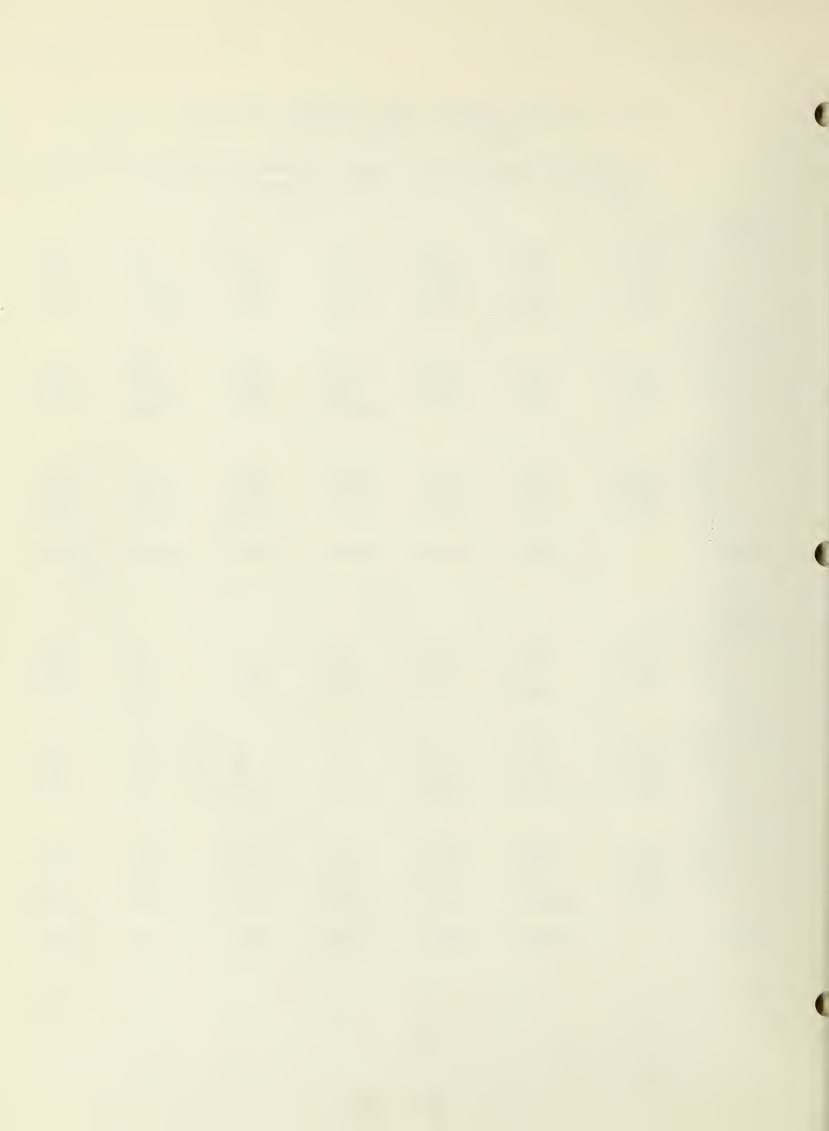


TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	259	876	321	82	20	1558
3-4 ROOMS	666	3845	3564	1991	202	10268
5+ ROOMS	807	2552	3834	3374	1097	11664
TOTAL	1732	7273	7719	5447	1319	23490
2-4 UNITS						
1-2 ROOMS	499	2100	676	162	20	3457
3-4 ROOMS	1160	10021	7999	2500	491	22171
5+ ROOMS	790	4642	7601	4292	1377	18702
TOTAL	2449	16763	16276	6954	1888	44330
5+ UNITS						
1-2 ROOMS	2263	20115	11619	1529	439	35965
3-4 ROOMS	2350	13901	15447	9334	2529	43561
5+ ROOMS	414	2077	1739	1250	1771	7251
TOTAL	5027	36093	28805	12113	4739	86777
TOTAL	9208	60129	52800	24514	7946	154597
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	222	144	26	5	0	397
3-4 ROOMS	100	696	226	17	0	1039
5+ ROOMS	63	401	290	107	0	861
TOTAL	385	1241	542	129	0	2297
2-4 UNITS						
1-2 ROOMS	777	648	86	4	0	1515
3-4 ROOMS	371	2247	561	30	15	3224
5+ ROOMS	92	670	794	81	6	1643
TOTAL	1240	3565	1441	115	21	6382
5+ UNITS						
1-2 ROOMS	13092	7247	1067	90	36	21532
3-4 ROOMS	416	1661	440	42	24	2583
5+ ROOMS	54	174	209	57	9	503
TOTAL	13562	9082	1716	189	69	24618
TOTAL	15187	13888	3699	433	90	33297

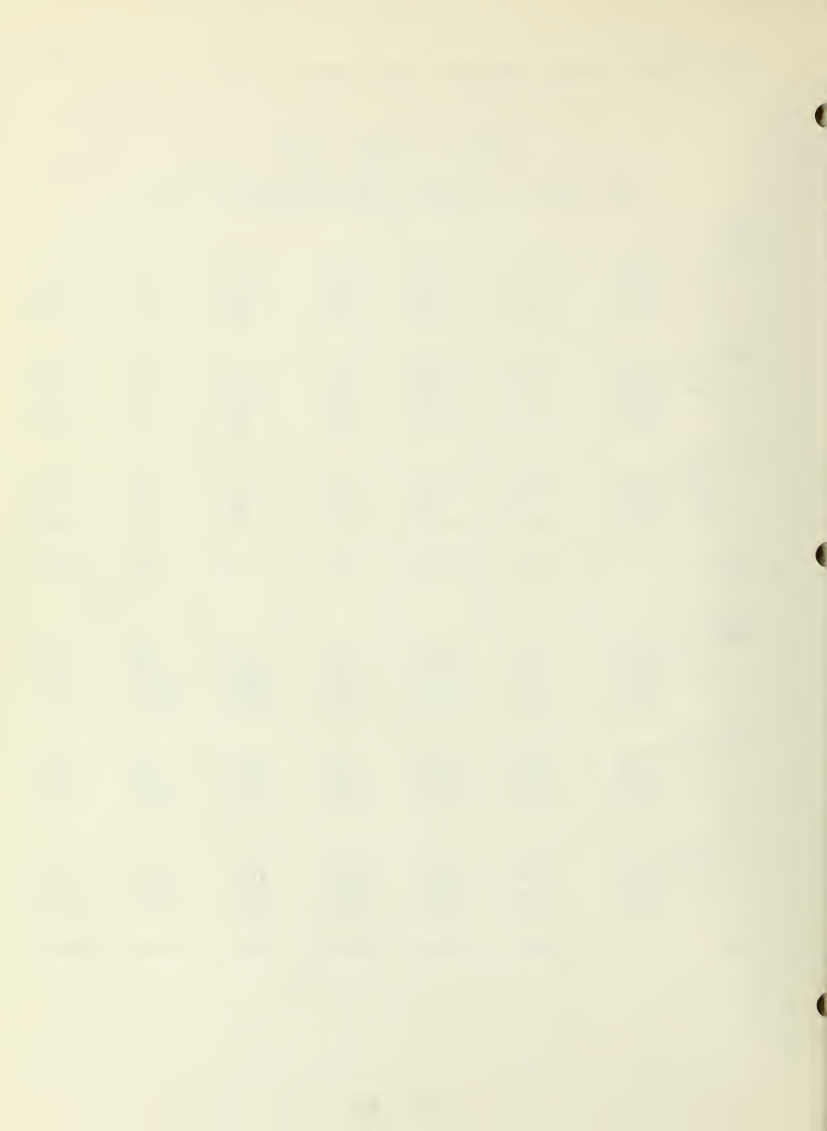


TOTAL CITY
RENTAL HOUSING STOCK COMPOSITION 1960 (CONTD)

PAGE 2

(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	154	53	5	5	0	217
3-4 ROOMS	58	173	26	5	5	267
5+ ROOMS	5	96	26	12	3	142
TOTAL	217	322	57	22	8	626
2-4 UNITS						
1-2 ROOMS	305	212	15	0	5	537
3-4 ROOMS	113	417	87	15	4	636
5+ ROOMS	20	145	113	18	0	296
TOTAL	438	774	215	33	9	1469
5+ UNITS						
1-2 ROOMS	7370	1373	65	5	21	8834
3-4 ROOMS	178	553	71	12	3	817
5+ ROOMS	27	61	37	11	6	142
TOTAL	7575	1987	173	28	30	9793
TOTAL	8230	3083	445	83	47	11888
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	635	1073	352	92	20	2172
3-4 ROOMS	824	4714	3816	2013	207	11574
5+ ROOMS	875	3049	4150	3493	1100	12667
TOTAL	2334	8836	8318	5598	1327	26413
2-4 UNITS						
1-2 ROOMS	1581	2960	777	166	25	5509
3-4 ROOMS	1644	12685	8647	2545	510	26031
5+ ROOMS	902	5457	8508	4391	1383	20641
TOTAL	4127	21102	17932	7102	1916	52181
5+ UNITS						
1-2 ROOMS	22725	28735	12751	1624	496	66331
3-4 ROOMS	2944	16115	15958	9388	2556	46961
5+ ROOMS	495	2312	1985	1318	1786	7896
TOTAL	26164	47162	30694	12330	4838	121188
TOTAL	32625	77100	56944	25030	8083	199782



TOTAL CITY

TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	-----VALUE-----					TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2						
1-2 ROOMS	20	36	24	31	28	139
3-4 ROOMS	1570	4729	2616	520	402	9837
5+ ROOMS	2321	15898	26264	12884	12046	69413
TOTAL	3911	20663	28904	13435	12476	79389
CONDITION 3						
1-2 ROOMS	5	5	5	4	0	19
3-4 ROOMS	284	231	63	27	5	610
5+ ROOMS	355	766	303	82	45	1551
TOTAL	644	1002	371	113	50	2180
CONDITION 4						
1-2 ROOMS	5	0	0	0	0	5
3-4 ROOMS	110	16	0	0	0	126
5+ ROOMS	58	58	10	0	0	126
TOTAL	173	74	10	0	0	257
TOTAL						
1-2 ROOMS	30	41	29	35	28	163
3-4 ROOMS	1964	4976	2679	547	407	10573
5+ ROOMS	2734	16722	26577	12966	12091	71090
TOTAL	4728	21739	29285	13548	12526	81826
GRAND TOTAL	9456	43478	58578	27096	25052	163652

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

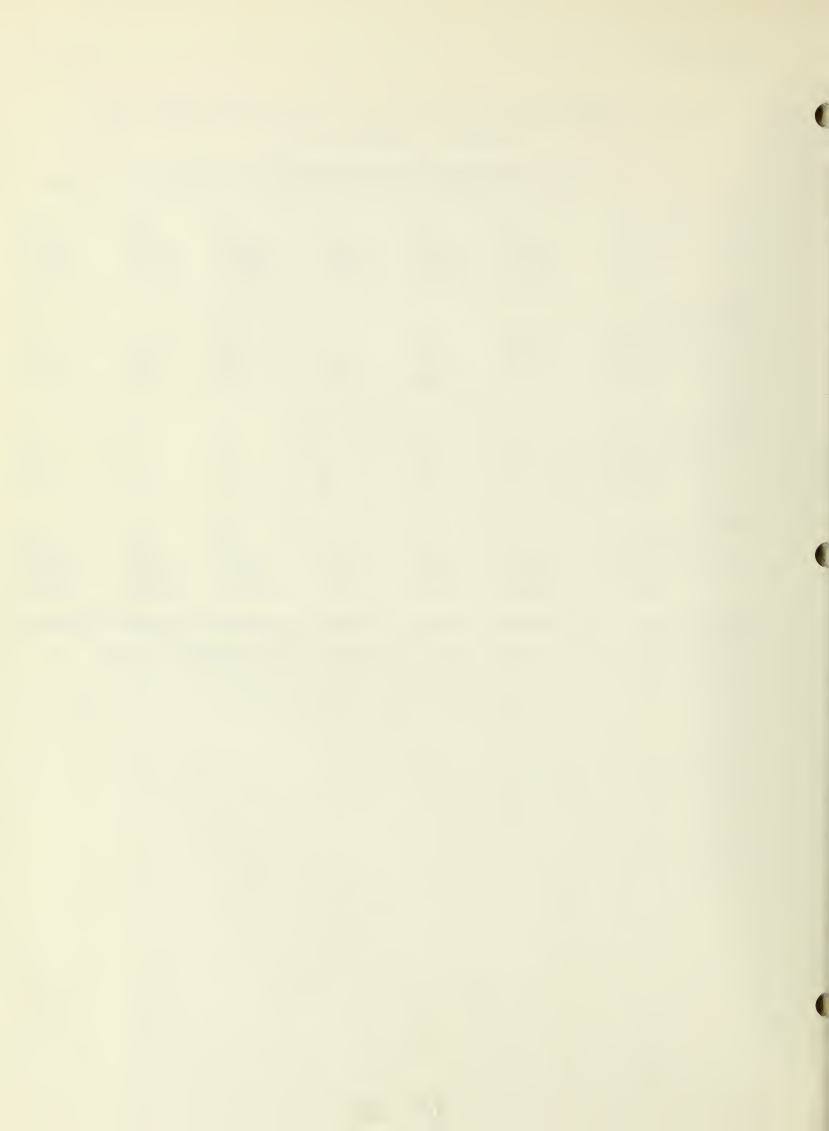


TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	109722	18494	13023	13358	154597
CONDITION 3	31190	1306	623	178	33297
CONDITION 4	11529	296	44	19	11888
ALL CONDITIONS	152441	20096	13690	13555	199782

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

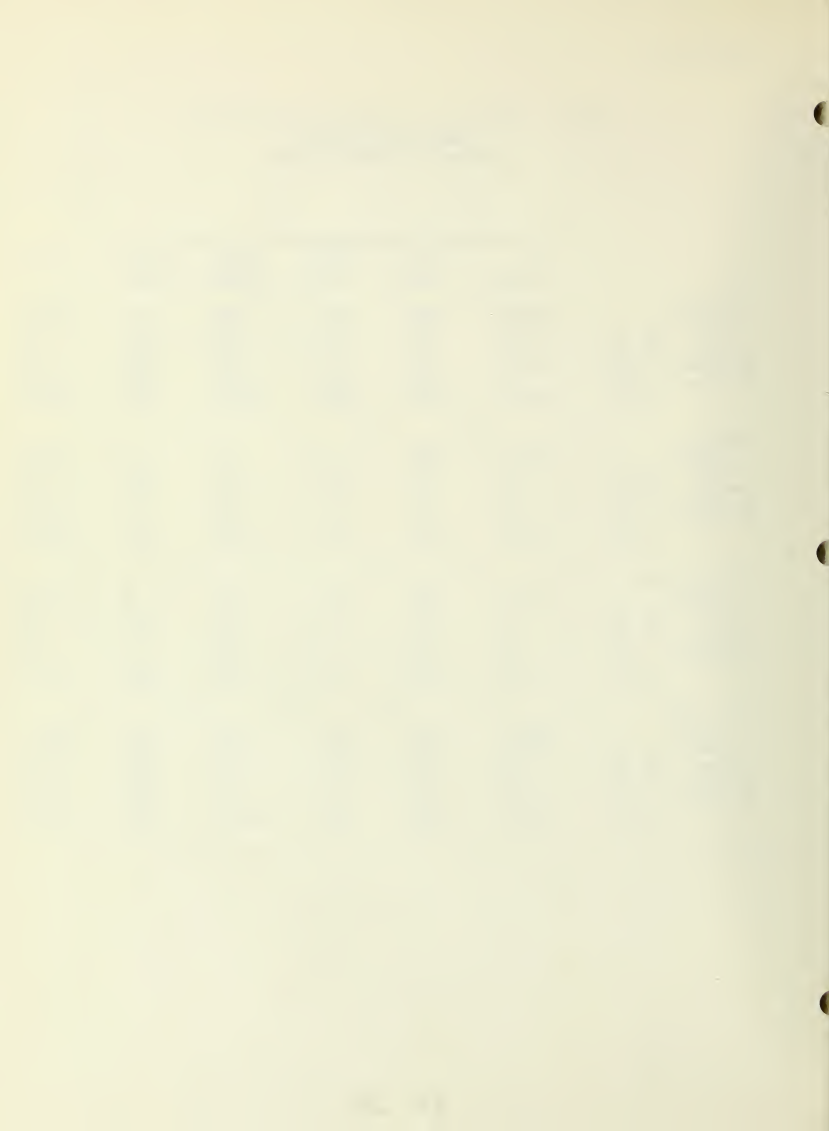
	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	74015	61949	10411	785	147160
CONDITION 3	6498	20455	2807	155	29915
CONDITION 4	2128	7175	1043	82	10428
ALL CONDITIONS	82641	89579	14261	1022	167503

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.

TOTAL CITY

TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

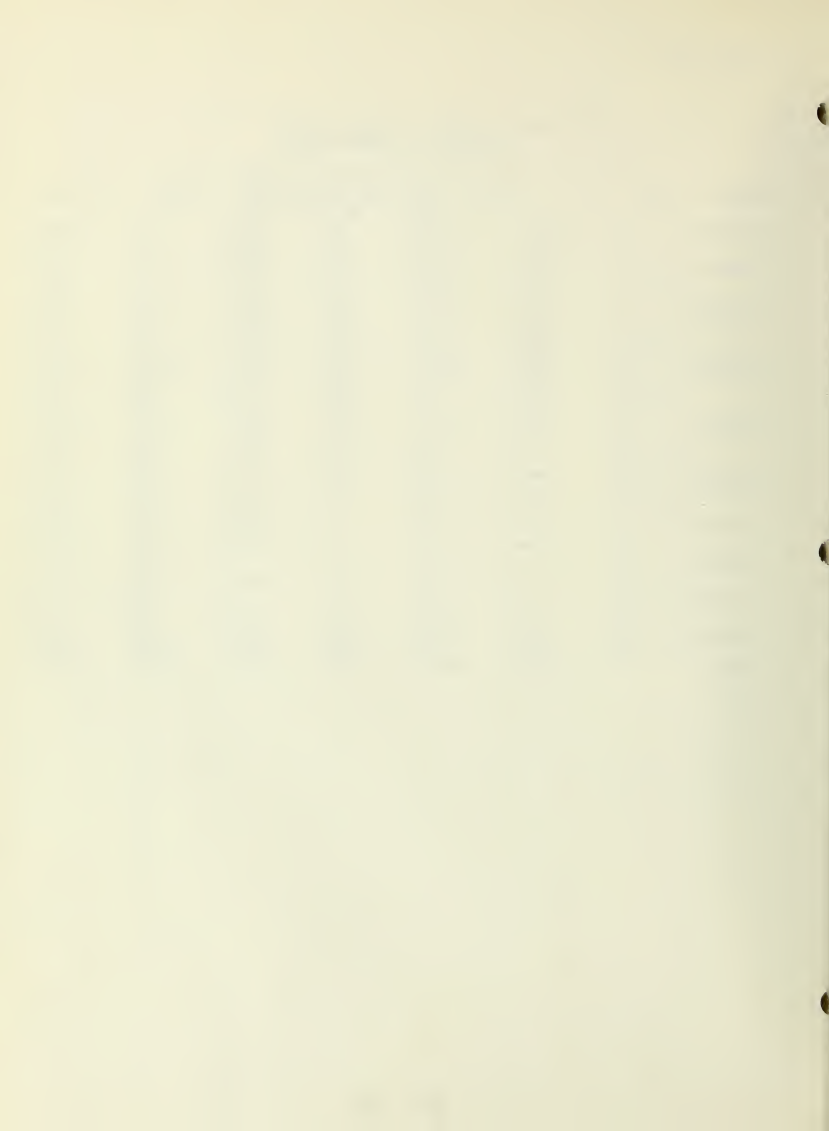
	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
1 PERSON	17357	3622	1072	386	92	22529
2 PERS - NO CH	1699	984	632	438	98	3851
3+PERS - NO CH	121	115	194	284	182	896
2-4PERS - W/CH	1097	872	457	392	140	2958
5+ PERS - W/CH	340	466	468	311	96	1681
TOTAL	20614	6059	2823	1811	608	31915
NEGRO						
1 PERSON	2167	266	64	6	6	2509
2 PERS - NO CH	584	333	198	82	21	1218
3+PERS - NO CH	75	78	113	80	39	385
2-4PERS - W/CH	799	332	142	62	5	1340
5+ PERS - W/CH	397	288	221	134	77	1117
TOTAL	4022	1297	738	364	148	6569
OTHER RACES						
1 PERSON	3507	425	117	17	0	4066
2 PERS - NO CH	399	171	107	75	6	758
3+PERS - NO CH	11	38	70	85	54	258
2-4PERS - W/CH	319	175	99	40	5	638
5+ PERS - W/CH	92	194	113	79	49	527
TOTAL	4328	1003	506	296	114	6247
ALL RACES						
1 PERSON	23031	4313	1253	409	98	29104
2 PERS - NO CH	2682	1488	937	595	125	5827
3+PERS - NO CH	207	231	377	449	275	1539
2-4PERS - W/CH	2215	1379	698	494	150	4936
5+ PERS - W/CH	829	948	802	524	222	3325
TOTAL	28964	8359	4067	2471	870	44731



TOTAL CITY

TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE-----TYPE-----					TOTAL
		1 PERS	2PERS NO CH	3+PERS NO CH	2-4PERS W/CH	5+PERS W/CH	
\$0-1999	LT \$ 4	12719	806	49	376	113	14063
	GT \$ 4	16383	3602	280	3389	890	24544
\$2-2999	LT \$ 4	3348	441	21	222	111	4143
	\$ 40- 6	3301	1066	52	799	399	5617
	GT \$ 6	4439	1878	188	1307	434	8246
\$3-3999	LT \$ 6	5667	1802	179	1352	736	9736
	\$ 60- 8	3736	1483	150	1167	585	7121
	GT \$ 8	2221	1075	160	928	300	4684
\$4-4999	LT \$ 8	8964	3574	290	2927	1576	17331
	\$ 80-10	1883	864	60	620	298	3731
	GT \$10	921	784	131	370	188	2394
\$5-5999	LT \$10	7337	4913	575	3693	1956	18474
	\$100-12	469	467	72	414	113	1535
	GT \$12	414	435	109	240	123	1321
\$6-6999	LT \$12	3960	4830	695	3370	1791	14646
	\$120-14	111	85	27	39	14	276
	GT \$14	273	388	69	193	122	1045
\$7-7999	LT \$14	2145	4369	746	2534	1108	10902
	GT \$14	164	309	55	135	68	731
\$8-8999	LT \$15	87	136	45	55	24	347
	GT \$15	1163	3622	678	1859	1032	8354
\$9-9999	LT \$15	56	142	61	67	10	336
	GT \$15	788	3099	693	1350	793	6723
GT10000	LT \$15	597	2125	897	470	240	4329
	GT \$15	1995	7479	2958	2777	1665	16874
TOTAL		83141	49774	9246	30653	14689	187503

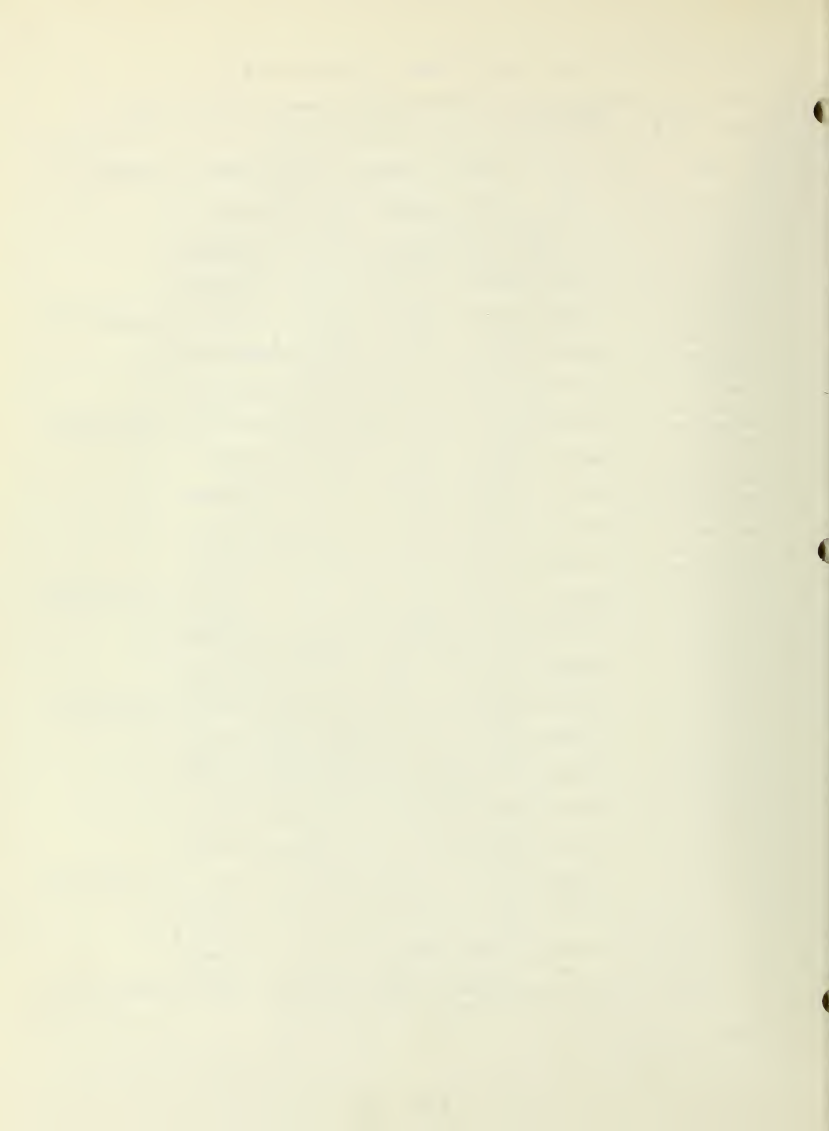


SAN FRANCISCO HOUSING INVENTORY

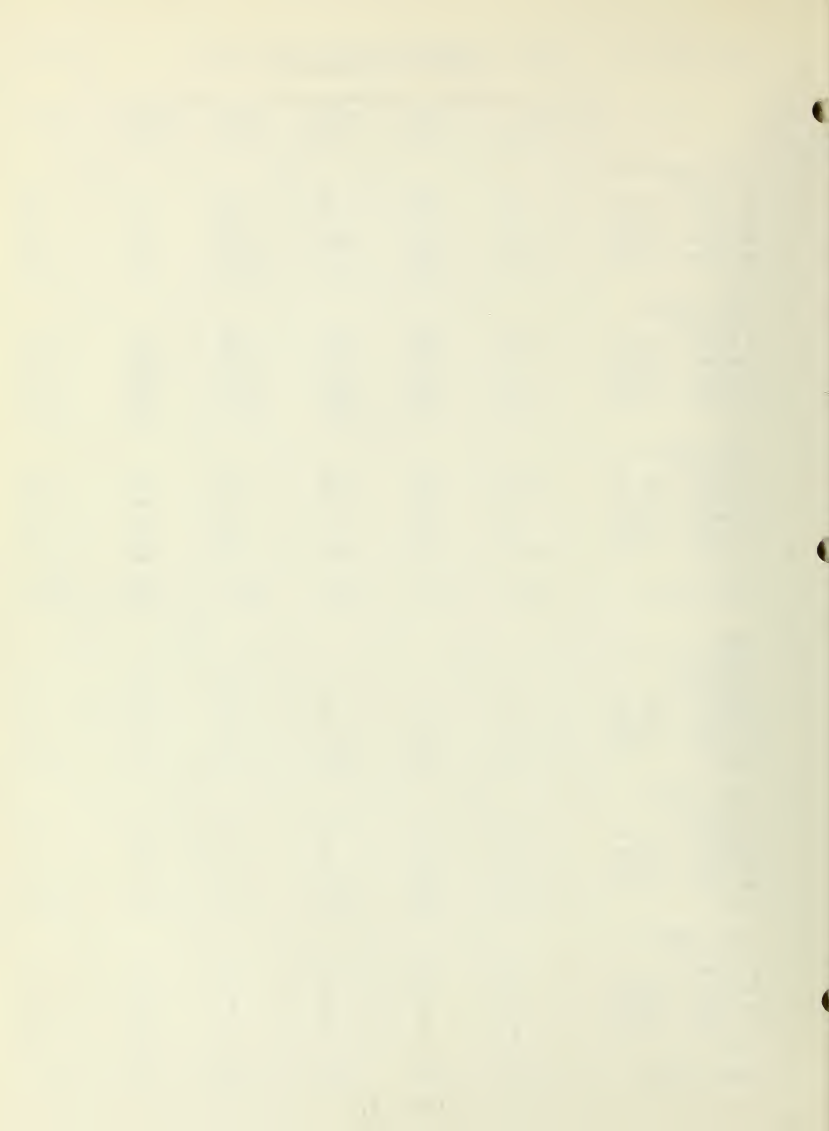
1960 Census of Housing Cross-Tab: San Francisco Community Renewal Program

Area: CITY TOTAL

J	Type	C1	C2	C3	C4	Total	Total
2	SF/Rent/1-2	99	1370	365	217	2051	
4	SF/Rent/3-4	2474	8587	1058	277	12,396	
6	SF/Rent/5-6	3761	6411	732	121	11025	
8	SF/Rent/7+	1564	1349	123	25	3061	28533
3	SF/Own/1-4	3072	6819	652	163	10706	
5	SF/Own/5-6	31,803	24584	1348	130	57865	
7	SF/Own/7+	10,237	2577	303	28	13145	81,716
12	2-4/Rent/1	225	837	722	234	2018	
14	2-4/Rent/2	266	2908	838	354	4366	
16	2-4/Rent/3-4	2884	18999	3209	631	25723	
18	2-4/Rent/5-6	4650	11938	1451	225	18264	
20	2-4/Rent/7+	1214	932	189	71	2406	52777
15	2-4/Own/1-4	1035	3214	424	62	4735	
17	2-4/Own/5-6	2736	6736	536	195	10203	
19	2-4/Own/7+	544	1388	115	12	2059	16997
22	5+/Rent/1	462	8657	17576	6819	33514	
24	5+/Rent/2	1104	25794	4026	2073	32997	
26	5+/Rent/3-4	9809	30488	2649	854	43800	
28	5+/Rent/5-6	2529	3602	470	149	6750	
30	5+/Rent/7+	382	513	109	27	1031	118,092
25	Pub.Hsng/3-4	152	4684	45	0	4886	
27	Pub.Hsng/5-6	130	1648	30	0	1808	
29	Pub.Hsng/7+	5	30	0	0	35	6729
Total		81,137	174,070	36,970	12,667		304844



	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
HEAD UNDER 35						
1 PERSON	21	20	0	0	0	41
2 PERS - NO CH	27	29	50	154	16	276
3+PERS - NO CH	0	0	0	15	14	29
2-4PERS - W/CH	124	185	237	139	20	705
5+ PERS - W/CH	85	92	92	103	20	392
TOTAL	257	326	379	411	70	1443
HEAD 35-59						
1 PERSON	113	136	45	10	0	304
2 PERS - NO CH	107	143	327	403	79	1059
3+PERS - NO CH	9	30	70	171	145	425
2-4PERS - W/CH	200	284	346	508	104	1442
5+ PERS - W/CH	94	192	259	329	76	950
TOTAL	523	785	1047	1421	404	4180
HEAD OVER 60						
1 PERSON	317	24	5	15	0	361
2 PERS - NO CH	331	194	154	65	10	754
3+PERS - NO CH	15	25	75	70	44	229
2-4PERS - W/CH	40	25	9	15	14	103
5+ PERS - W/CH	0	15	15	15	15	60
TOTAL	703	283	258	180	83	1507
GRAND TOTAL	1483	1394	1684	2012	557	7130
NEGRO						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	5	0	5
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	51	17	0	6	0	74
5+ PERS - W/CH	46	61	15	0	0	122
TOTAL	97	78	15	11	0	201
HEAD 35-59						
1 PERSON	11	0	11	0	0	22
2 PERS - NO CH	0	0	0	5	0	5
3+PERS - NO CH	5	0	0	0	11	16
2-4PERS - W/CH	15	15	5	0	6	41
5+ PERS - W/CH	31	37	32	6	0	106
TOTAL	62	52	48	11	17	190
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	13	0	0	6	0	19
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	13	0	0	6	0	19
GRAND TOTAL	172	130	63	28	17	410



	INCOME-----					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
OTHER RACES						
HEAD UNDER 35						
1 PERSON	0	0	0	6	0	6
2 PERS - NO CH	0	0	10	0	0	10
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	5	20	0	11	0	36
5+ PERS - W/CH	5	11	5	0	0	21
TOTAL	10	31	15	17	0	73
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	11	0	6	0	17
3+PERS - NO CH	0	5	0	0	0	5
2-4PERS - W/CH	11	10	10	22	0	53
5+ PERS - W/CH	21	26	17	10	11	85
TOTAL	32	52	27	38	11	160
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	5	0	0	0	0	5
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	5	0	0	0	0	5
GRAND TOTAL	47	83	42	55	11	238
TOTAL						
HEAD UNDER 35						
1 PERSON	21	20	0	6	0	47
2 PERS - NO CH	27	29	60	159	16	291
3+PERS - NO CH	0	0	0	15	14	29
2-4PERS - W/CH	180	222	237	156	20	815
5+ PERS - W/CH	136	164	112	103	20	535
TOTAL	364	435	409	439	70	1717
HEAD 35-59						
1 PERSON	124	136	56	10	0	326
2 PERS - NO CH	107	154	327	414	79	1081
3+PERS - NO CH	14	35	70	171	156	446
2-4PERS - W/CH	226	309	361	530	110	1536
5+ PERS - W/CH	146	255	308	345	87	1141
TOTAL	617	889	1122	1470	432	4530
HEAD OVER 60						
1 PERSON	317	24	5	15	0	361
2 PERS - NO CH	336	194	154	65	10	759
3+PERS - NO CH	15	25	75	70	44	229
2-4PERS - W/CH	53	25	9	21	14	122
5+ PERS - W/CH	0	15	15	15	15	60
TOTAL	721	283	258	186	83	1531
GRAND TOTAL	1702	1607	1789	2095	585	7778

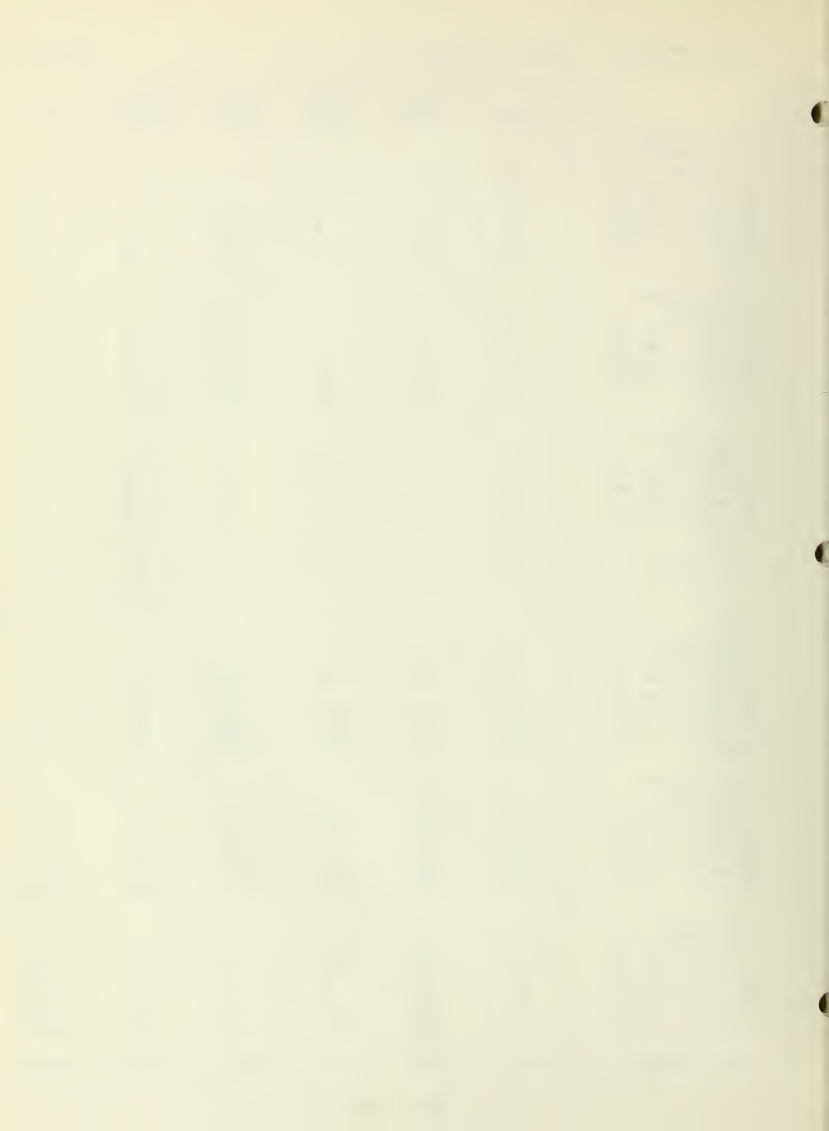
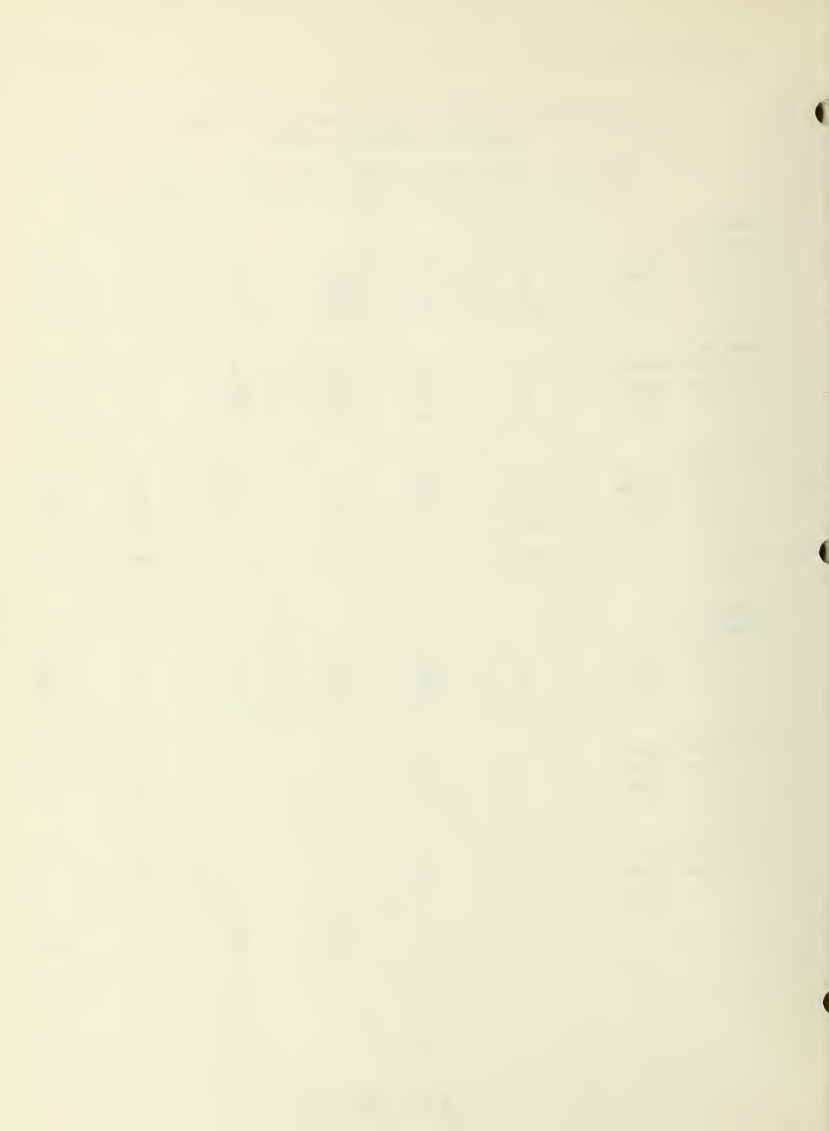


TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

----- RENT -----						TOTAL	
LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+			
CONDITION 1-2							
SINGLE FAMILY							
1-2 ROOMS	14	52	0	0	0	66	
3-4 ROOMS	55	277	115	62	5	514	
5+ ROOMS	61	134	185	131	5	516	
TOTAL	130	463	300	193	10	1096	
2-4 UNITS							
1-2 ROOMS	11	36	6	0	0	53	
3-4 ROOMS	13	65	136	32	0	246	
5+ ROOMS	5	45	10	14	4	78	
TOTAL	29	146	152	46	4	377	
5+ UNITS							
1-2 ROOMS	10	28	0	0	0	38	
3-4 ROOMS	97	282	15	5	0	399	
5+ ROOMS	21	97	25	9	0	152	
TOTAL	128	407	40	14	0	589	
TOTAL	287	1016	492	253	14	2062	
CONDITION 3							
SINGLE FAMILY							
1-2 ROOMS	0	0	0	0	0	0	
3-4 ROOMS	0	67	37	11	0	115	
5+ ROOMS	12	25	10	5	0	52	
TOTAL	12	92	47	16	0	167	
2-4 UNITS							
1-2 ROOMS	0	0	0	0	0	0	
3-4 ROOMS	0	10	0	0	0	10	
5+ ROOMS	0	0	4	5	0	9	
TOTAL	0	10	4	5	0	19	
5+ UNITS							
1-2 ROOMS	0	0	0	0	0	0	
3-4 ROOMS	0	0	0	0	0	0	
5+ ROOMS	0	0	0	0	0	0	
TOTAL	0	0	0	0	0	0	
TOTAL	12	102	51	21	0	186	



(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	4	10	0	0	0	14
5+ ROOMS	5	9	0	0	0	14
TOTAL	9	19	0	0	0	28
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	5	15	0	0	0	20
5+ ROOMS	0	5	0	0	0	5
TOTAL	5	20	0	0	0	25
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	14	39	0	0	0	53
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	14	52	0	0	0	66
3-4 ROOMS	59	354	152	73	5	643
5+ ROOMS	78	168	195	136	5	582
TOTAL	151	574	347	209	10	1291
2-4 UNITS						
1-2 ROOMS	11	36	6	0	0	53
3-4 ROOMS	18	90	136	32	0	276
5+ ROOMS	5	50	14	19	4	92
TOTAL	34	176	156	51	4	421
5+ UNITS						
1-2 ROOMS	10	28	0	0	0	38
3-4 ROOMS	97	282	15	5	0	399
5+ ROOMS	21	97	25	9	0	152
TOTAL	128	407	40	14	0	589
TOTAL	313	1157	543	274	14	2301

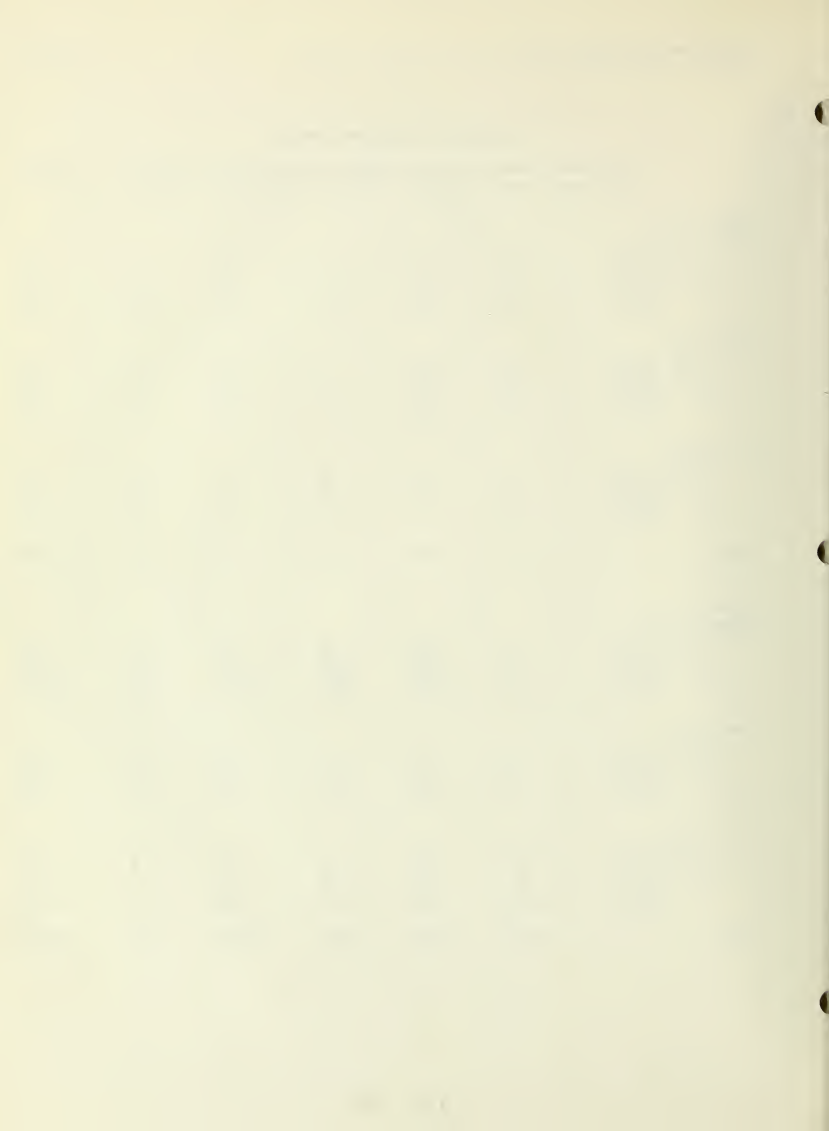


TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

		-----VALUE-----					TOTAL
		\$0- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2							
1-2	ROOMS	0	0	5	0	0	5
3-4	ROOMS	154	866	312	57	0	1389
5+	ROOMS	149	1353	1567	454	216	3739
TOTAL		303	2219	1884	511	216	5133
CONDITION 3							
1-2	ROOMS	0	0	0	0	0	0
3-4	ROOMS	30	39	10	5	0	84
5+	ROOMS	15	101	46	5	0	167
TOTAL		45	140	56	10	0	251
CONDITION 4							
1-2	ROOMS	0	0	0	0	0	0
3-4	ROOMS	20	5	0	0	0	25
5+	ROOMS	0	10	0	0	0	10
TOTAL		20	15	0	0	0	35
TOTAL							
1-2	ROOMS	0	0	5	0	0	5
3-4	ROOMS	204	910	322	62	0	1498
5+	ROOMS	164	1464	1613	459	216	3916
TOTAL		368	2374	1940	521	216	5419
GRAND TOTAL		736	4748	3880	1042	432	10838

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

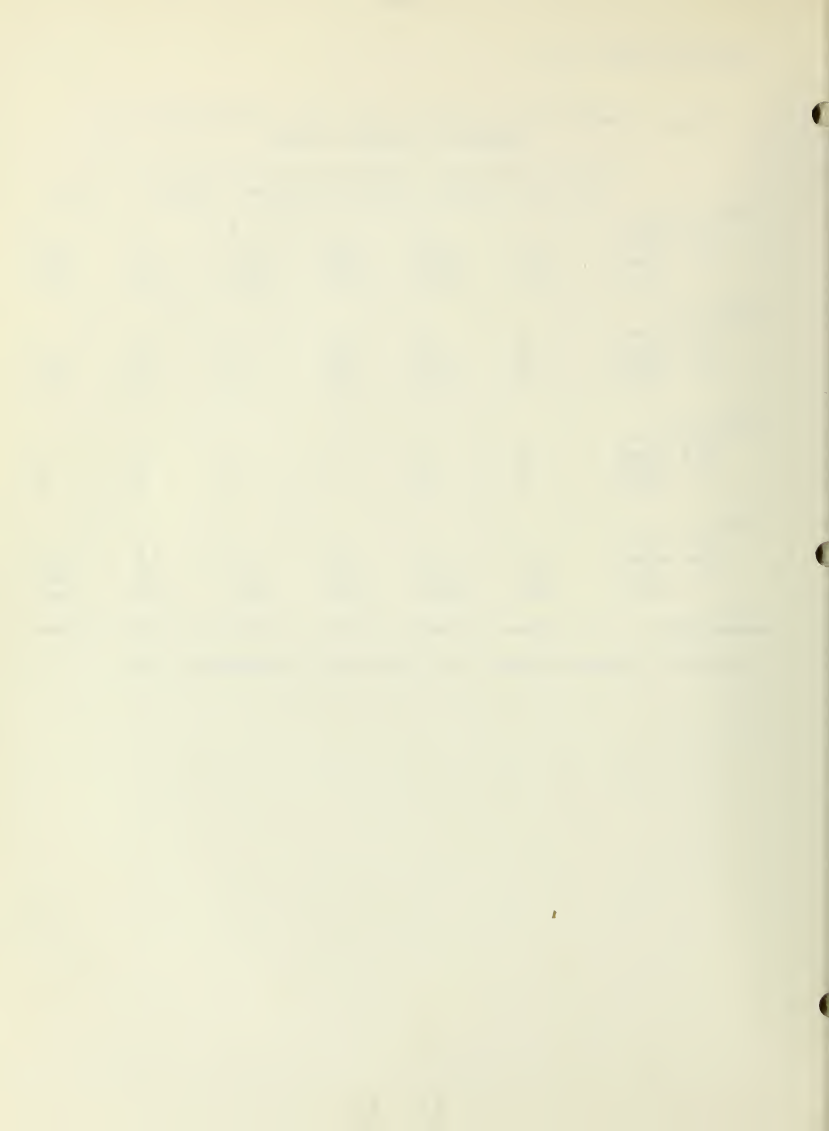


TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	567	238	1084	173	2062
CONDITION 3	139	10	5	32	186
CONDITION 4	48	0	5	0	53
ALL CONDITIONS	754	248	1094	205	2301

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	537	917	528	19	2001
CONDITION 3	48	92	32	5	177
CONDITION 4	10	33	10	0	53
ALL CONDITIONS	595	1042	570	24	2231

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS,

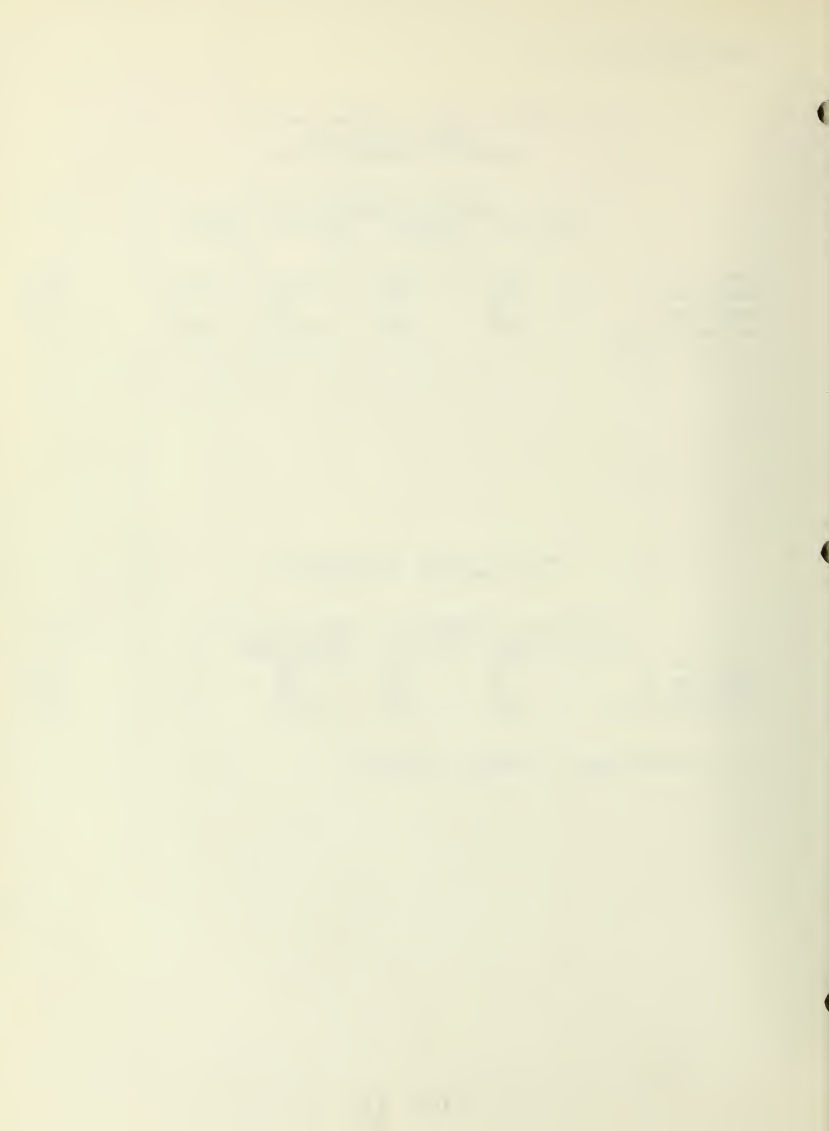


TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
1 PERSON	61	15	0	0	0	76
2 PERS - NO CH	34	25	32	20	5	116
3+PERS - NO CH	5	0	0	20	15	40
2-4PERS - W/CH	24	39	15	56	0	134
5+ PERS - W/CH	10	40	41	40	5	136
TOTAL	134	119	88	136	25	502
NEGRO						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	11	5	0	0	16
5+ PERS - W/CH	5	0	11	6	0	22
TOTAL	5	11	16	6	0	38
OTHER RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	5	0	0	5
TOTAL	0	0	5	0	0	5
ALL RACES						
1 PERSON	61	15	0	0	0	76
2 PERS - NO CH	34	25	32	20	5	116
3+PERS - NO CH	5	0	0	20	15	40
2-4PERS - W/CH	24	50	20	56	0	150
5+ PERS - W/CH	15	40	57	46	5	163
TOTAL	139	130	109	142	25	545
GRAND TOTAL	278	260	218	284	50	1090

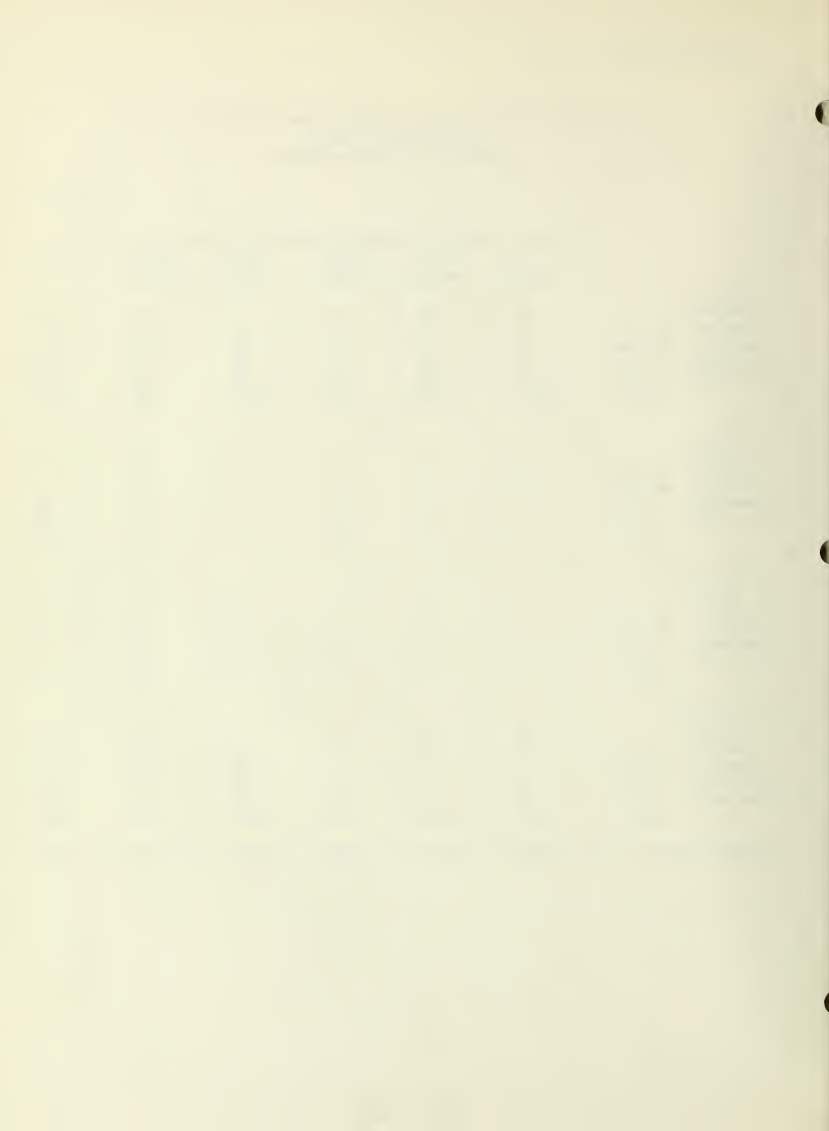
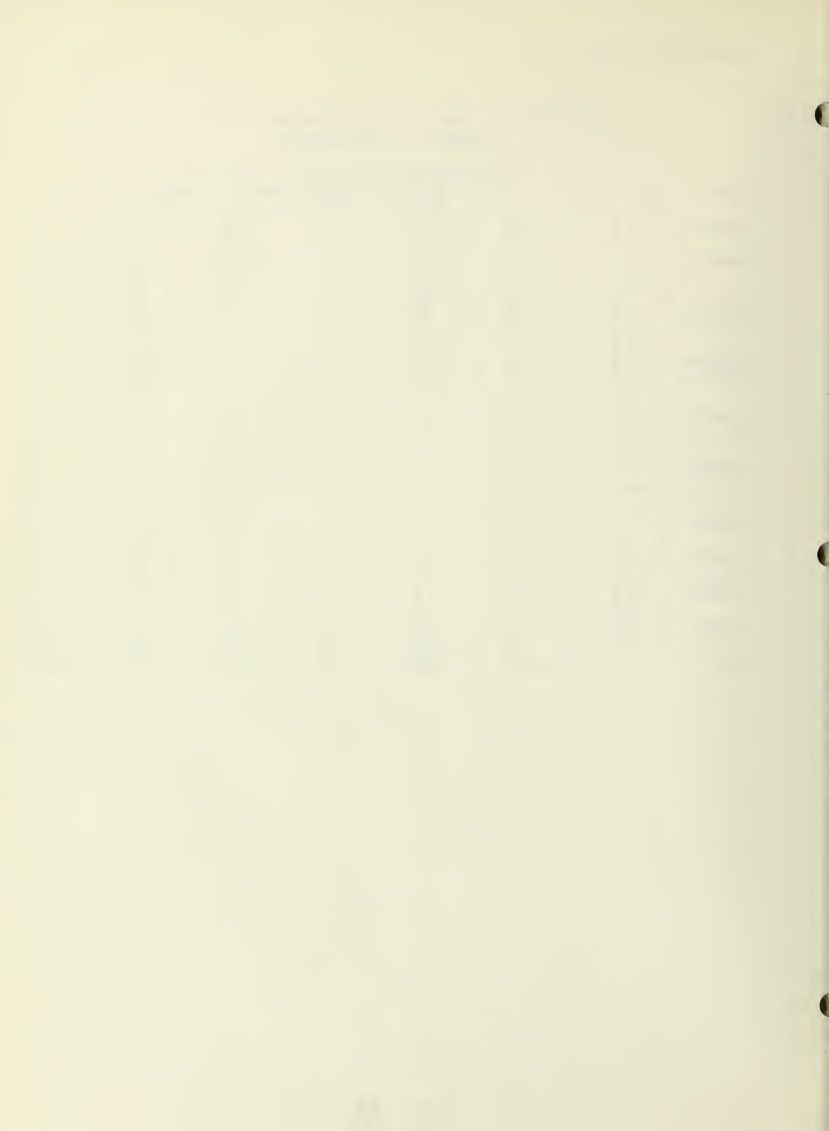


TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE-----					TYPE-----		TOTAL
		1 PERS	2PERS NO CH	3+PERS NO CH	2,4PERS W/CH	5+PERS W/CH			
\$0-1999	LT \$ 4	45	5	5	28	15			98
	GT \$ 4	61	33	0	115	35			244
\$2-2999	LT \$ 4	0	5	5	10	15			35
	\$ 40- 6	5	15	0	58	57			135
	GT \$ 6	5	15	4	33	22			79
\$3-3999	LT \$ 6	5	25	0	55	76			161
	\$ 60- 8	10	5	0	10	15			40
	GT \$ 8	0	0	0	4	0			4
\$4-4999	LT \$ 8	46	14	0	72	111			243
	\$ 80-10	5	0	0	5	10			20
	GT \$10	5	0	0	0	4			9
\$5-5999	LT \$10	31	63	0	87	65			246
	\$100-12	5	0	0	14	0			19
	GT \$12	5	0	0	0	11			16
\$6-6999	LT \$12	15	34	0	83	76			208
	\$120-14	0	0	0	0	0			0
	GT \$14	0	0	0	0	0			0
\$7-7999	LT \$14	10	47	3	66	59			185
	GT \$14	0	1	2	0	4			7
\$8-8999	LT \$15	0	0	0	0	5			5
	GT \$15	6	56	10	56	31			159
\$9-9999	LT \$15	0	0	0	0	0			0
	GT \$15	5	31	0	24	50			110
GT10000	LT \$15	0	0	0	0	0			0
	GT \$15	0	77	14	80	37			208
TOTAL		264	426	43	800	698			2231



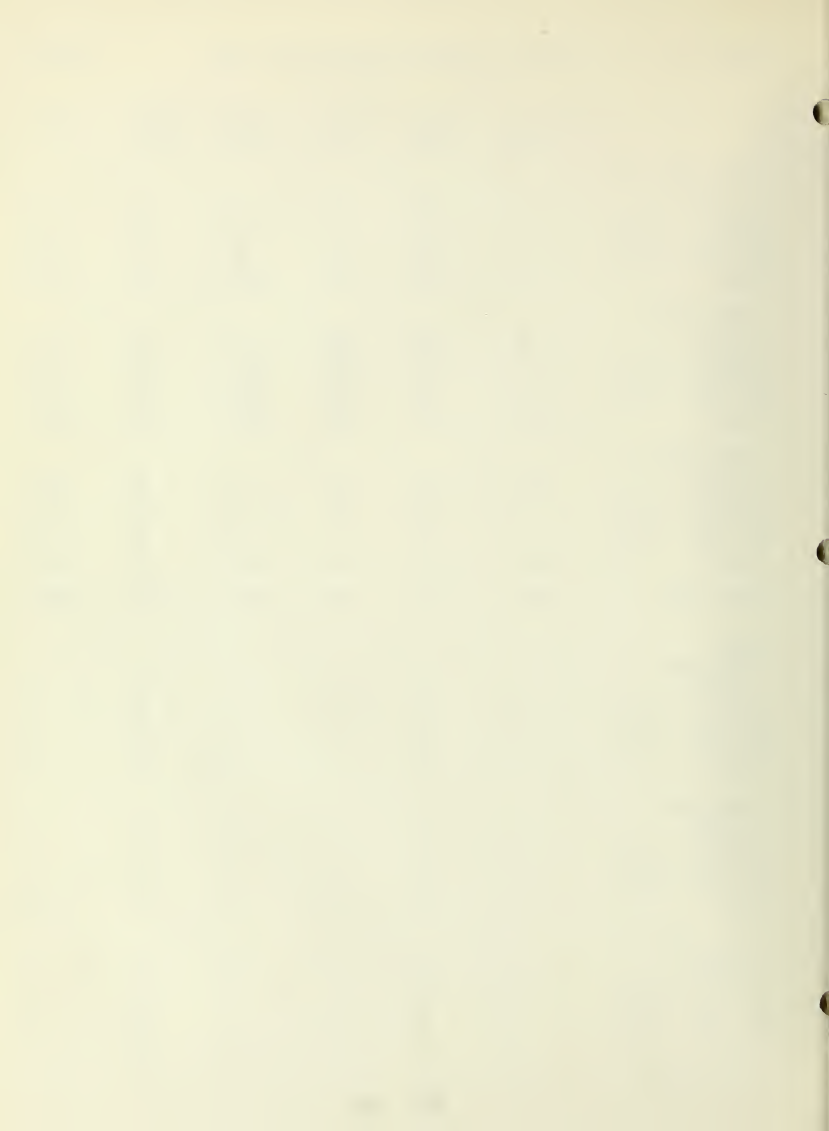
SAN FRANCISCO HOUSING INVENTORY

1960 Census of Housing Cross-Tabs: San Francisco Community Renewal Program

Area: 18

J	Type	C1	C2	C3	C4	Total	Total
2	SF/Rent/1-2	0	66	0	0	66	1291
4	SF/Rent/3-4	67	447	115	14	643	
6	SF/Rent/5-6	126	351	47	14	538	
8	SF/Rent/7+	10	29	5	0	44	
3	SF/Own/1-4	374	1045	89	25	1533	5493
5	SF/Own/5-6	1770	1743	135	10	3658	
7	SF/Own/7+	141	120	36	5	302	
12	2-4/Rent/1	0	98	0	0	98	502
14	2-4/Rent/2	0	36	0	0	36	
16	2-4/Rent/3-4	32	214	10	20	276	
18	2-4/Rent/5-6	14	55	9	5	83	
20	2-4/Rent/7+	4	5	0	0	9	104
15	2-4/Own/1-4	15	10	0	0	25	
17	2-4/Own/5-6	29	20	15	0	64	
19	2-4/Own/7+	0	15	0	0	15	
22	5+/Rent/1	0	0	0	0	0	195
24	5+/Rent/2	0	38	0	0	38	
26	5+/Rent/3-4	0	0	0	0	0	
28	5+/Rent/5-6	34	123	0	0	157	
30	5+/Rent/7+	0	0	0	0	0	1016
25	Pub.Hsng/3-4	0	612	0	0	612	
27	Pub.Hsng/5-6	10	394	0	0	404	
29	Pub.Hsng/7+	0	0	0	0	0	8601
Total		2626	5421	461	93		

	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
HEAD UNDER 35						
1 PERSON	5	0	0	0	0	5
2 PERS - NO CH	17	5	22	67	11	122
3+PERS - NO CH	0	0	0	10	10	20
2-4PERS - W/CH	20	45	65	54	5	189
5+ PERS - W/CH	0	32	22	33	15	102
TOTAL	42	82	109	164	41	438
HEAD 35-59						
1 PERSON	58	73	10	0	0	141
2 PERS - NO CH	39	65	169	159	34	466
3+PERS - NO CH	4	10	35	106	90	245
2-4PERS - W/CH	55	89	121	181	49	495
5+ PERS - W/CH	10	57	86	149	36	338
TOTAL	166	294	421	595	209	1685
HEAD OVER 60						
1 PERSON	159	14	0	5	0	178
2 PERS - NO CH	146	105	65	46	5	367
3+PERS - NO CH	5	15	40	35	19	114
2-4PERS - W/CH	10	10	5	5	0	30
5+ PERS - W/CH	0	0	5	10	5	20
TOTAL	320	144	115	101	29	709
GRAND TOTAL	528	520	645	860	279	2632
NEGRO						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	5	0	0	0	0	5
5+ PERS - W/CH	0	5	0	0	0	5
TOTAL	5	5	0	0	0	10
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	10	0	0	0	10
5+ PERS - W/CH	0	5	5	0	0	10
TOTAL	0	15	5	0	0	20
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	6	0	0	0	0	6
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	6	0	0	0	0	6
GRAND TOTAL	13	20	5	0	0	38



	INCOME					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
OTHER RACES						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	10	0	0	10
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	10	0	0	10
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	5	0	0	0	5
2-4PERS - W/CH	0	0	10	0	0	10
5+ PERS - W/CH	0	5	5	5	5	20
TOTAL	0	10	15	5	5	35
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	0	10	25	5	5	45
TOTAL						
HEAD UNDER 35						
1 PERSON	5	0	0	0	0	5
2 PERS - NO CH	17	5	32	67	11	132
3+PERS - NO CH	0	0	0	10	10	20
2-4PERS - W/CH	25	45	65	54	5	194
5+ PERS - W/CH	0	37	22	33	15	107
TOTAL	47	87	119	164	41	458
HEAD 35-59						
1 PERSON	58	73	10	0	0	141
2 PERS - NO CH	39	65	169	159	34	466
3+PERS - NO CH	4	15	35	106	90	250
2-4PERS - W/CH	55	99	131	181	49	515
5+ PERS - W/CH	10	67	96	154	41	368
TOTAL	166	319	441	600	214	1740
HEAD OVER 60						
1 PERSON	159	14	0	5	0	178
2 PERS - NO CH	146	105	65	46	5	367
3+PERS - NO CH	5	15	40	35	19	114
2-4PERS - W/CH	18	10	5	5	0	38
5+ PERS - W/CH	0	0	5	10	5	20
TOTAL	328	144	115	101	29	717
GRAND TOTAL	541	550	675	865	284	2915

TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

----- RENT -----						TOTAL
LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+		
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	5	20	0	0	0	25
3-4 ROOMS	10	67	29	39	0	145
5+ ROOMS	17	35	75	57	0	184
TOTAL	32	122	104	96	0	354
2-4 UNITS						
1-2 ROOMS	5	15	6	0	0	26
3-4 ROOMS	0	39	84	8	0	131
5+ ROOMS	0	20	5	0	0	25
TOTAL	5	74	95	8	0	182
5+ UNITS						
1-2 ROOMS	10	10	0	0	0	20
3-4 ROOMS	0	0	10	5	0	15
5+ ROOMS	0	0	5	5	0	10
TOTAL	10	10	15	10	0	45
TOTAL	47	206	214	114	0	581
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	42	7	0	0	49
5+ ROOMS	7	10	5	5	0	27
TOTAL	7	52	12	5	0	76
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	5	0	0	0	5
5+ ROOMS	0	0	0	5	0	5
TOTAL	0	5	0	5	0	10
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	7	57	12	10	0	86

(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	5	0	0	0	5
5+ ROOMS	5	5	0	0	0	10
TOTAL	5	10	0	0	0	15
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	5	5	0	0	0	10
5+ ROOMS	0	5	0	0	0	5
TOTAL	5	10	0	0	0	15
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	10	20	0	0	0	30
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	5	20	0	0	0	25
3-4 ROOMS	10	114	36	39	0	199
5+ ROOMS	29	50	80	62	0	221
TOTAL	44	184	116	101	0	445
2-4 UNITS						
1-2 ROOMS	5	15	6	0	0	26
3-4 ROOMS	5	49	84	8	0	146
5+ ROOMS	0	25	5	5	0	35
TOTAL	10	89	95	13	0	207
5+ UNITS						
1-2 ROOMS	10	10	0	0	0	20
3-4 ROOMS	0	0	10	5	0	15
5+ ROOMS	0	0	5	5	0	10
TOTAL	10	10	15	10	0	45
TOTAL	64	283	226	124	0	697

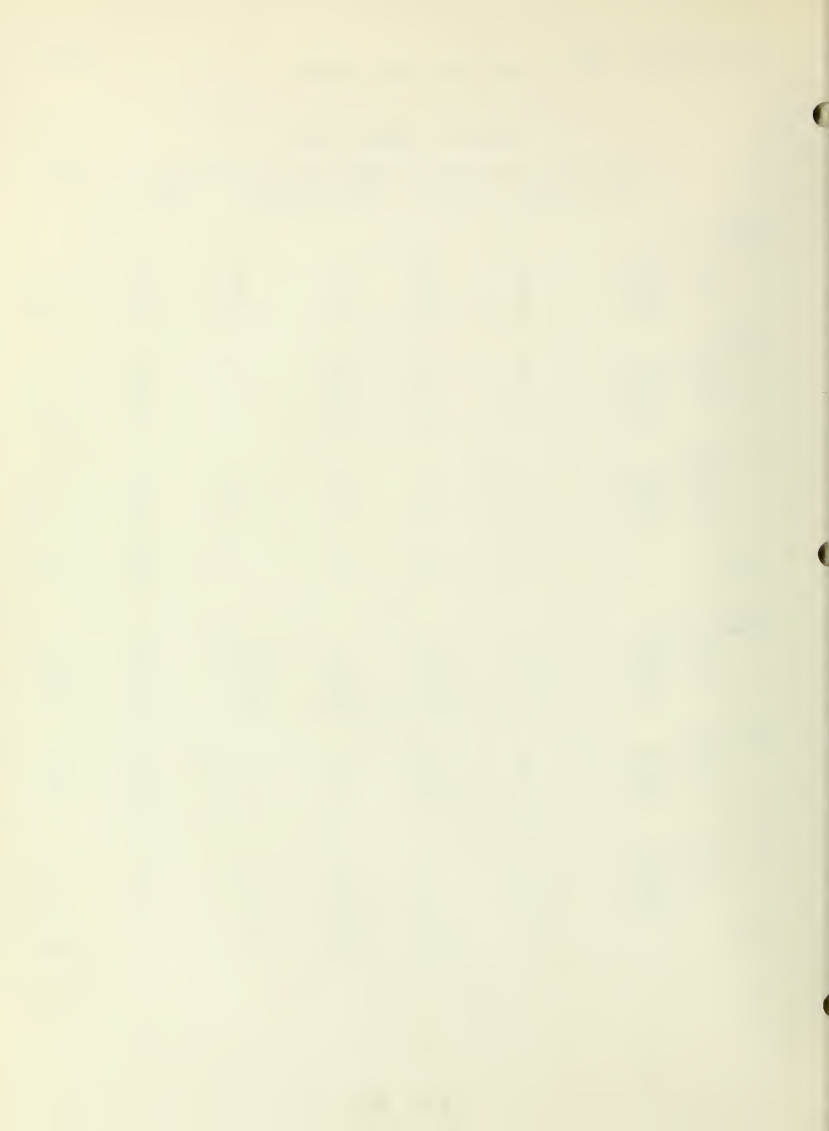


TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	-----VALUE-----					TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	79	368	109	12	0	568
5+ ROOMS	84	480	678	229	91	1562
TOTAL	163	848	787	241	91	2130
CONDITION 3						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	15	0	0	0	0	15
5+ ROOMS	5	39	20	0	0	64
TOTAL	20	39	20	0	0	79
CONDITION 4						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	5	0	0	0	0	5
5+ ROOMS	0	0	0	0	0	0
TOTAL	5	0	0	0	0	5
TOTAL						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	99	368	109	12	0	588
5+ ROOMS	89	519	698	229	91	1626
TOTAL	188	887	807	241	91	2214
GRAND TOTAL	376	1774	1614	482	182	4428

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

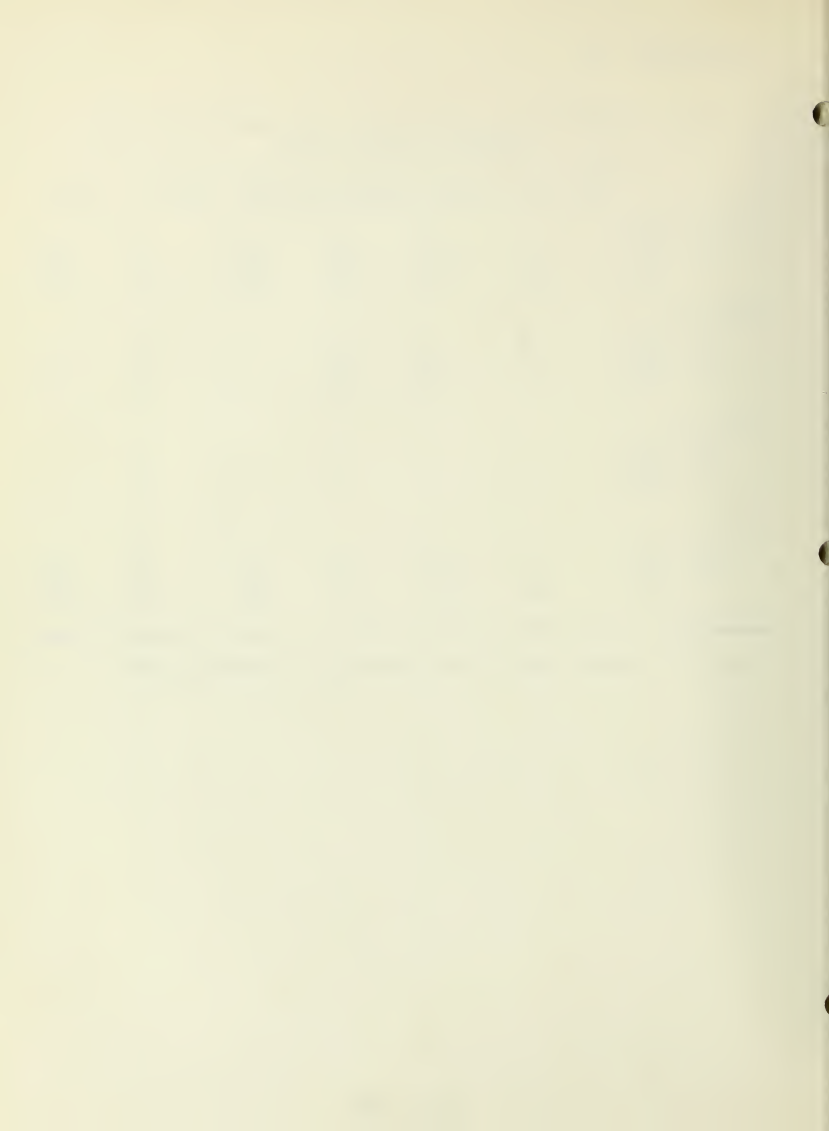


TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	310	121	84	66	581
CONDITION 3	81	0	0	5	86
CONDITION 4	30	0	0	0	30
ALL CONDITIONS	421	121	84	71	697

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	195	294	77	0	566
CONDITION 3	17	47	17	5	86
CONDITION 4	5	20	5	0	30
ALL CONDITIONS	217	361	99	5	682

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.

TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
 (CONDITION 3 OR 4)
 (NUMBER OF HOUSEHOLDS)

	INCOME					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
WHITE						
1 PERSON	15	10	0	0	0	25
2 PERS - NO CH	20	5	22	10	0	57
3+PERS - NO CH	5	0	0	5	10	20
2-4PERS - W/CH	10	15	5	22	0	52
5+ PERS - W/CH	5	10	11	20	0	46
TOTAL	55	40	38	57	10	200
NEGRO						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	5	0	0	5
TOTAL	0	0	5	0	0	5
OTHER RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
ALL RACES						
1 PERSON	15	10	0	0	0	25
2 PERS - NO CH	20	5	22	10	0	57
3+PERS - NO CH	5	0	0	5	10	20
2-4PERS - W/CH	10	15	5	22	0	52
5+ PERS - W/CH	5	10	16	20	0	51
TOTAL	55	40	43	57	10	205
GRAND TOTAL	110	80	86	114	20	410

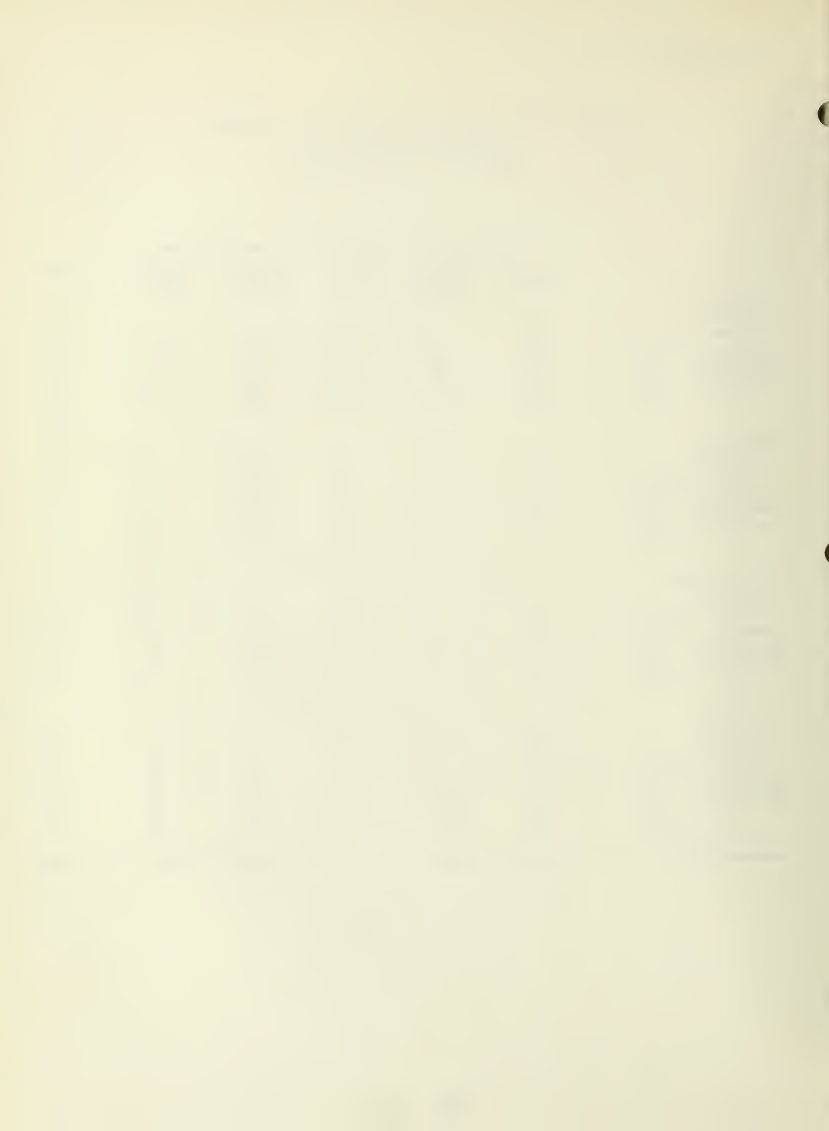


TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE - TYPE-----					TOTAL
		1 PERS	2PERS NO CH	3+PERS NO CH	2-4PERS W/CH	5+PERS W/CH	
\$0-1999	LT \$ 4	10	5	0	0	0	15
	GT \$ 4	29	17	0	25	0	71
\$2-2999	LT \$ 4	0	0	5	5	0	10
	\$ 40- 6	0	5	0	0	0	5
\$3-3999	GT \$ 6	0	5	4	18	0	27
	LT \$ 6	0	5	0	0	0	5
\$4-4999	\$ 60- 8	0	0	0	0	0	0
	GT \$ 8	0	0	0	0	0	0
\$5-5999	LT \$ 8	32	5	0	25	10	72
	\$ 80-10	5	0	0	0	0	5
\$6-6999	GT \$10	5	0	0	0	0	5
	LT \$10	11	10	0	35	5	61
\$7-7999	\$100-12	0	0	0	0	0	0
	GT \$12	0	0	0	0	11	11
\$8-8999	LT \$12	5	19	0	34	25	83
	\$120- 4	0	0	0	0	0	0
\$9-9999	GT \$14	0	0	0	0	0	0
	LT \$14	5	32	0	27	34	98
\$10-10999	GT \$14	0	0	0	0	0	0
	LT \$15	0	0	0	0	0	0
\$11-11999	GT \$15	0	21	10	37	10	78
	LT \$15	0	0	0	0	0	0
\$12-12999	GT \$15	0	16	0	5	21	42
	LT \$15	0	0	0	0	0	0
\$13-13999	GT \$15	0	45	5	27	17	94
	LT \$15	0	0	0	0	0	0
TOTAL		102	185	24	238	133	682



	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
HEAD UNDER 35						
1 PERSON	16	15	0	0	0	31
2 PERS - NO CH	10	24	26	87	5	154
3+PERS - NO CH	0	0	0	5	4	9
2-4PERS - W/CH	26	108	150	85	15	384
5+ PERS - W/CH	5	25	49	50	5	134
TOTAL	57	172	227	227	29	712
HEAD 35-59						
1 PERSON	45	58	35	10	0	148
2 PERS - NO CH	49	78	148	229	45	549
3+PERS - NO CH	5	15	35	65	55	175
2-4PERS - W/CH	52	180	215	322	55	824
5+ PERS - W/CH	15	94	158	154	35	456
TOTAL	166	425	591	780	190	2152
HEAD OVER 60						
1 PERSON	142	10	5	10	0	167
2 PERS - NO CH	169	89	84	19	5	366
3+PERS - NO CH	10	10	30	35	25	110
2-4PERS - W/CH	25	15	4	5	14	63
5+ PERS - W/CH	0	15	10	5	10	40
TOTAL	346	139	133	74	54	746
GRAND TOTAL	569	736	951	1081	273	3610
NEGRO						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	5	0	5
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	6	0	6	0	12
5+ PERS - W/CH	5	6	0	0	0	11
TOTAL	5	12	0	11	0	28
HEAD 35-59						
1 PERSON	6	0	11	0	0	17
2 PERS - NO CH	0	0	0	5	0	5
3+PERS - NO CH	0	0	0	0	11	11
2-4PERS - W/CH	0	5	5	0	6	16
5+ PERS - W/CH	6	12	12	6	0	36
TOTAL	12	17	28	11	17	85
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	6	0	6
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	6	0	6
GRAND TOTAL	17	29	28	28	17	119

	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
OTHER RACES						
HEAD UNDER 35						
1 PERSON	0	0	0	6	0	6
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	10	0	11	0	21
5+ PERS - W/CH	0	6	5	0	0	11
TOTAL	0	16	5	17	0	38
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	11	0	6	0	17
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	6	10	0	17	0	33
5+ PERS - W/CH	6	11	12	5	6	40
TOTAL	12	32	12	28	6	90
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	5	0	0	0	0	5
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	5	0	0	0	0	5
GRAND TOTAL	17	48	17	45	6	133
TOTAL						
HEAD UNDER 35						
1 PERSON	16	15	0	6	0	37
2 PERS - NO CH	10	24	28	92	5	159
3+PERS - NO CH	0	0	0	5	4	9
2-4PERS - W/CH	26	124	150	102	15	417
5+ PERS - W/CH	10	37	54	50	5	156
TOTAL	62	200	232	255	29	778
HEAD 35-59						
1 PERSON	51	58	46	10	0	165
2 PERS - NO CH	49	89	148	240	45	571
3+PERS - NO CH	5	15	35	65	66	186
2-4PERS - W/CH	58	195	220	339	61	873
5+ PERS - W/CH	27	117	182	165	41	532
TOTAL	190	474	631	819	213	2327
HEAD OVER 60						
1 PERSON	142	10	5	10	0	167
2 PERS - NO CH	174	89	84	19	5	371
3+PERS - NO CH	10	10	30	35	25	110
2-4PERS - W/CH	25	15	4	11	14	69
5+ PERS - W/CH	0	15	10	5	10	40
TOTAL	351	139	133	80	54	757
GRAND TOTAL	603	813	996	1154	296	3862

TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	9	27	0	0	0	36
3-4 ROOMS	9	78	86	23	5	201
5+ ROOMS	34	28	100	74	5	241
TOTAL	52	133	186	97	10	478
2-4 UNITS						
1-2 ROOMS	6	21	0	0	0	27
3-4 ROOMS	13	20	52	24	0	109
5+ ROOMS	5	10	5	14	4	38
TOTAL	24	51	57	38	4	174
5+ UNITS						
1-2 ROOMS	0	18	0	0	0	18
3-4 ROOMS	0	5	0	0	0	5
5+ ROOMS	0	0	0	4	0	4
TOTAL	0	23	0	4	0	27
TOTAL	76	207	243	139	14	679
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	25	30	11	0	66
5+ ROOMS	5	15	5	0	0	25
TOTAL	5	40	35	11	0	91
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	5	0	0	0	5
5+ ROOMS	0	0	4	0	0	4
TOTAL	0	5	4	0	0	9
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	5	45	39	11	0	100

(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	4	5	0	0	0	9
5+ ROOMS	0	4	0	0	0	4
TOTAL	4	9	0	0	0	13
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	10	0	0	0	10
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	10	0	0	0	10
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	4	19	0	0	0	23
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	9	27	0	0	0	36
3-4 ROOMS	13	108	116	34	5	276
5+ ROOMS	39	47	105	74	5	270
TOTAL	61	182	221	108	10	582
2-4 UNITS						
1-2 ROOMS	6	21	0	0	0	27
3-4 ROOMS	13	35	52	24	0	124
5+ ROOMS	5	10	9	14	4	42
TOTAL	24	66	61	38	4	193
5+ UNITS						
1-2 ROOMS	0	18	0	0	0	18
3-4 ROOMS	0	5	0	0	0	5
5+ ROOMS	0	0	0	4	0	4
TOTAL	0	23	0	4	0	27
TOTAL	85	271	282	150	14	802

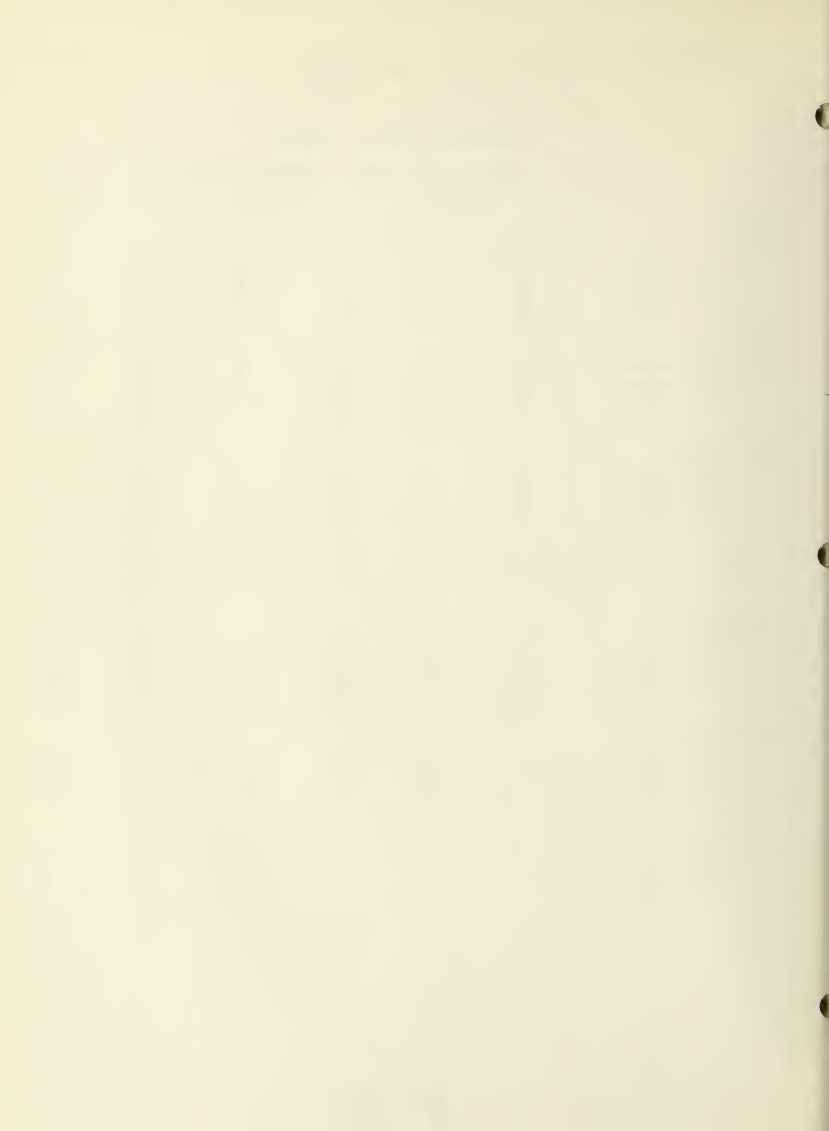


TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	-----VALUE-----					TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2						
1-2 ROOMS	0	0	5	0	0	5
3-4 ROOMS	70	469	183	45	0	767
5+ ROOMS	65	778	839	220	125	2027
TOTAL	135	1247	1027	265	125	2799
CONDITION 3						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	15	39	10	5	0	69
5+ ROOMS	10	62	26	5	0	103
TOTAL	25	101	36	10	0	172
CONDITION 4						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	15	5	0	0	0	20
5+ ROOMS	0	10	0	0	0	10
TOTAL	15	15	0	0	0	30
TOTAL						
1-2 ROOMS	0	0	5	0	0	5
3-4 ROOMS	100	513	193	50	0	856
5+ ROOMS	75	850	865	225	125	2140
TOTAL	175	1363	1063	275	125	3001
GRAND TOTAL	350	2726	2126	550	250	6002

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	257	87	255	80	679
CONDITION 3	58	10	5	27	100
CONDITION 4	18	0	5	0	23
ALL CONDITIONS	333	97	265	107	802

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	281	290	68	4	643
CONDITION 3	31	45	15	0	91
CONDITION 4	5	13	5	0	23
ALL CONDITIONS	317	348	88	4	757

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.

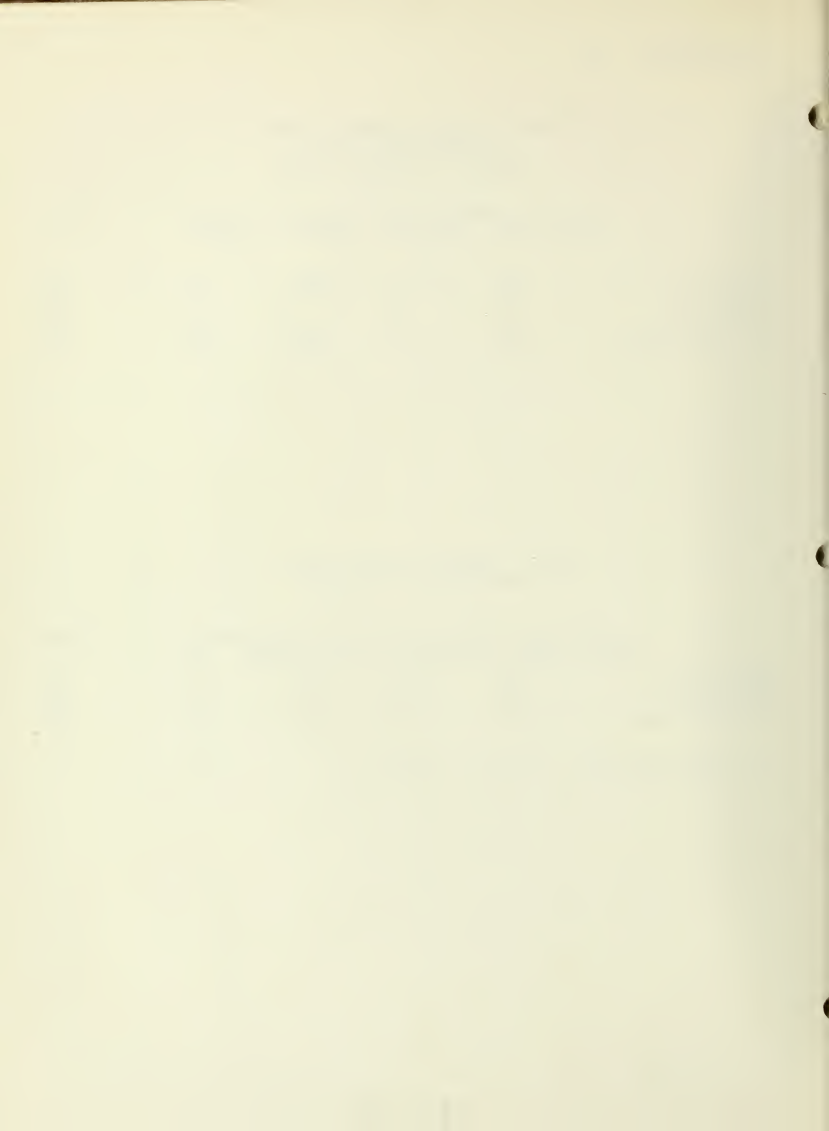


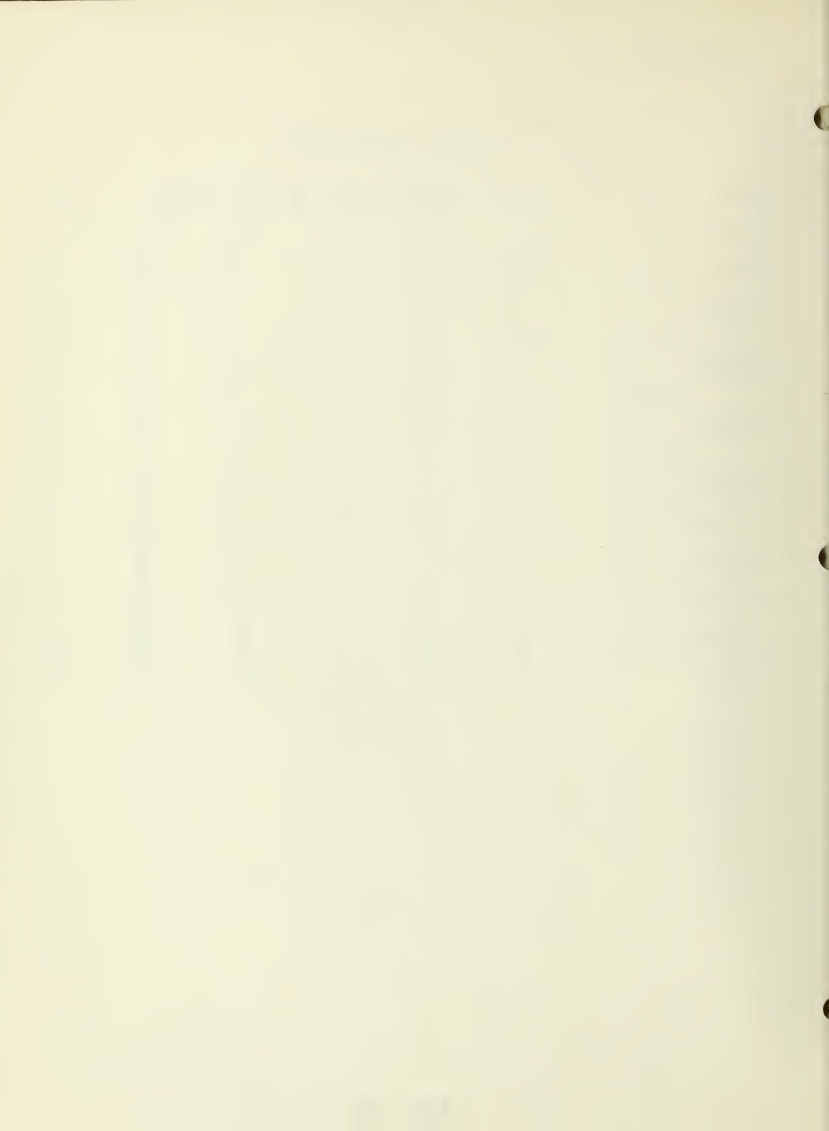
TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
 (CONDITION 3 OR 4)
 (NUMBER OF HOUSEHOLDS)

	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
1 PERSON	46	5	0	0	0	51
2 PERS - NO CH	14	20	10	10	5	59
3+PERS - NO CH	0	0	0	15	5	20
2-4PERS - W/CH	14	24	10	34	0	82
5+ PERS - W/CH	5	30	30	20	5	90
TOTAL	79	79	50	79	15	302
NEGRO						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	11	5	0	0	16
5+ PERS - W/CH	5	0	6	6	0	17
TOTAL	5	11	11	6	0	33
OTHER RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	5	0	0	5
TOTAL	0	0	5	0	0	5
ALL RACES						
1 PERSON	46	5	0	0	0	51
2 PERS - NO CH	14	20	10	10	5	59
3+PERS - NO CH	0	0	0	15	5	20
2-4PERS - W/CH	14	35	15	34	0	98
5+ PERS - W/CH	10	30	41	26	5	112
TOTAL	84	90	66	85	15	340
GRAND TOTAL	168	180	132	170	30	680



TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE - TYPE-----					TOTAL
		1 PERS	2PERS NO CH	3+PERS NO CH	4-4PERS W/CH	5+PERS W/CH	
\$0-1999	LT \$ 4	19	0	0	8	0	27
	GT \$ 4	32	10	0	8	0	50
\$2-2999	LT \$ 4	0	0	0	0	0	0
	\$ 40- 6	5	10	0	0	0	15
	GT \$ 6	5	10	0	4	0	19
\$3-3999	LT \$ 6	0	15	0	9	0	24
	\$ 60- 8	10	5	0	0	0	15
	GT \$ 8	0	0	0	4	0	4
\$4-4999	LT \$ 8	9	9	0	19	5	42
	\$ 80-10	0	0	0	5	10	15
	GT \$10	0	0	0	0	4	4
\$5-5999	LT \$10	20	53	0	37	15	125
	\$100-12	5	0	0	14	0	19
	GT \$12	5	0	0	0	0	5
\$6-6999	LT \$12	10	15	0	37	15	77
	\$120-14	0	0	0	0	0	0
	GT \$14	0	0	0	0	0	0
\$7-7999	LT \$14	5	15	3	34	10	67
	GT \$14	0	1	2	0	4	7
\$8-8999	LT \$15	0	0	0	0	5	5
	GT \$15	6	35	0	19	5	65
\$9-9999	LT \$15	0	0	0	0	0	0
	GT \$15	5	15	0	19	24	63
GT10000	LT \$15	0	0	0	0	0	0
	GT \$15	0	32	9	48	20	109
TOTAL		136	225	14	265	117	757



	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
HEAD UNDER 35						
1 PERSON	0	5	0	0	0	5
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2 -4PERS - W/CH	78	32	22	0	0	132
5+ PERS - W/CH	80	35	21	20	0	156
TOTAL	158	72	43	20	0	293
HEAD 35-59						
1 PERSON	10	5	0	0	0	15
2 PERS - NO CH	19	0	10	15	0	44
3+PERS - NO CH	0	5	0	0	0	5
2 -4PERS - W/CH	93	15	10	5	0	123
5+ PERS - W/CH	69	41	15	26	5	156
TOTAL	191	66	35	46	5	343
HEAD OVER 60						
1 PERSON	16	0	0	0	0	16
2 PERS - NO CH	16	0	5	0	0	21
3+PERS - NO CH	0	0	5	0	0	5
2 -4PERS - W/CH	5	0	0	5	0	10
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	37	0	10	5	0	52
GRAND TOTAL	386	138	88	71	5	688
NEGRO						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2 -4PERS - W/CH	46	11	0	0	0	57
5+ PERS - W/CH	41	50	15	0	0	106
TOTAL	87	61	15	0	0	163
HEAD 35-59						
1 PERSON	5	0	0	0	0	5
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	5	0	0	0	0	5
2 -4PERS - W/CH	15	0	0	0	0	15
5+ PERS - W/CH	25	20	15	0	0	60
TOTAL	50	20	15	0	0	85
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2 -4PERS - W/CH	5	0	0	0	0	5
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	5	0	0	0	0	5
GRAND TOTAL	142	81	30	0	0	253



	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
OTHER RACES						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	5	10	0	0	0	15
5+ PERS - W/CH	5	5	0	0	0	10
TOTAL	10	15	0	0	0	25
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	5	0	0	5	0	10
5+ PERS - W/CH	15	10	0	0	0	25
TOTAL	20	10	0	5	0	35
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	30	25	0	5	0	60
TOTAL						
HEAD UNDER 35						
1 PERSON	0	5	0	0	0	5
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	129	53	22	0	0	204
5+ PERS - W/CH	126	90	36	20	0	272
TOTAL	255	148	58	20	0	481
HEAD 35-59						
1 PERSON	15	5	0	0	0	20
2 PERS - NO CH	19	0	10	15	0	44
3+PERS - NO CH	5	5	0	0	0	10
2-4PERS - W/CH	113	15	10	10	0	148
5+ PERS - W/CH	109	71	30	26	5	241
TOTAL	261	96	50	51	5	463
HEAD OVER 60						
1 PERSON	16	0	0	0	0	16
2 PERS - NO CH	16	0	5	0	0	21
3+PERS - NO CH	0	0	5	0	0	5
2-4PERS - W/CH	10	0	0	5	0	15
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	42	0	10	5	0	57
GRAND TOTAL	558	244	118	76	5	1001

TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

----- RENT -----						TOTAL
LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+		
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	0	5	0	0	0	5
3-4 ROOMS	36	132	0	0	0	168
5+ ROOMS	10	71	10	0	0	91
TOTAL	46	208	10	0	0	264
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	6	0	0	0	6
5+ ROOMS	0	15	0	0	0	15
TOTAL	0	21	0	0	0	21
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	97	277	5	0	0	379
5+ ROOMS	21	97	20	0	0	138
TOTAL	118	374	25	0	0	517
TOTAL	164	603	35	0	0	802
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0

(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	0	5	0	0	0	5
3-4 ROOMS	36	132	0	0	0	168
5+ ROOMS	10	71	10	0	0	91
TOTAL	46	208	10	0	0	264
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	6	0	0	0	6
5+ ROOMS	0	15	0	0	0	15
TOTAL	0	21	0	0	0	21
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	97	277	5	0	0	379
5+ ROOMS	21	97	20	0	0	138
TOTAL	118	374	25	0	0	517
TOTAL	164	603	35	0	0	802

TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	-----VALUE-----					TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	5	29	20	0	0	54
5+ ROOMS	0	95	50	5	0	150
TOTAL	5	124	70	5	0	204
CONDITION 3						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
CONDITION 4						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	5	29	20	0	0	54
5+ ROOMS	0	95	50	5	0	150
TOTAL	5	124	70	5	0	204
GRAND TOTAL	10	248	140	10	0	408

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	0	30	745	27	802
CONDITION 3	0	0	0	0	0
CONDITION 4	0	0	0	0	0
ALL CONDITIONS	0	30	745	27	802

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	61	333	383	15	792
CONDITION 3	0	0	0	0	0
CONDITION 4	0	0	0	0	0
ALL CONDITIONS	61	333	383	15	792

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.

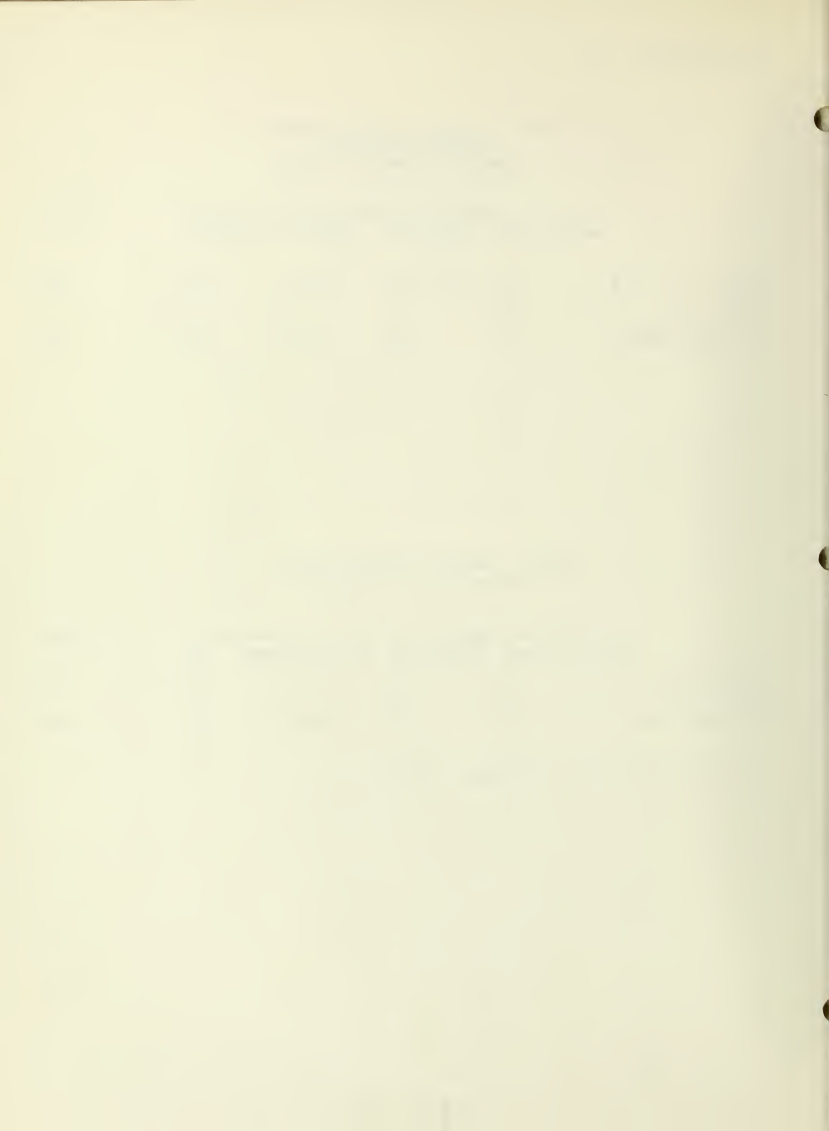


TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
NEGRO						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
OTHER RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
ALL RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	0	0	0	0	0	0

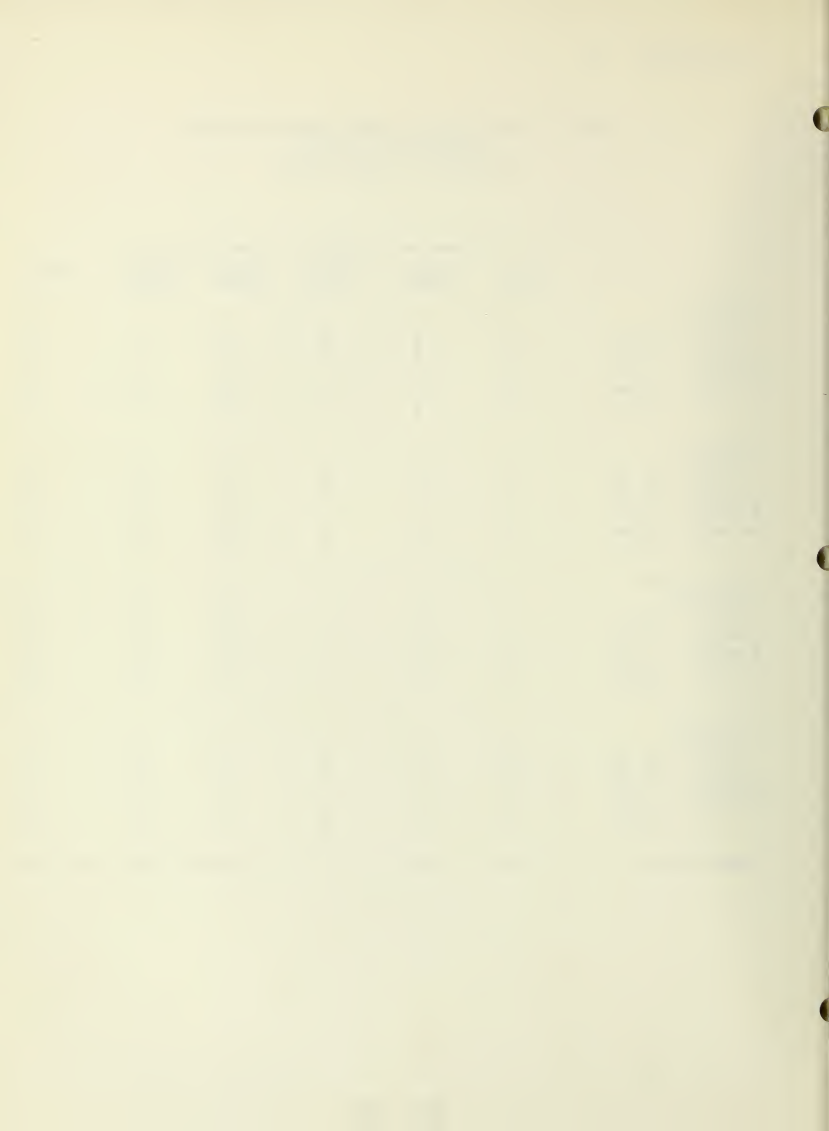


TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE - TYPE-----					TOTAL
		1 PERS	2PERS NO CH	3+PERS NO CH	2-4PERS W/CH	5+PERS W/CH	
\$0-1999	LT \$ 4	16	0	5	20	15	56
	GT \$ 4	0	6	0	82	35	123
\$2-2999	LT \$ 4	0	5	0	5	15	25
	\$ 40- 6	0	0	0	58	57	115
	GT \$ 6	0	0	0	11	22	33
\$3-3999	LT \$ 6	5	5	0	46	76	132
	\$ 60- 8	0	0	0	10	15	25
	GT \$ 8	0	0	0	0	0	0
\$4-4999	LT \$ 8	5	0	0	28	96	129
	\$ 80-10	0	0	0	0	0	0
	GT \$10	0	0	0	0	0	0
\$5-5999	LT \$10	0	0	0	15	45	60
	\$100-12	0	0	0	0	0	0
	GT \$12	0	0	0	0	0	0
\$6-6999	LT \$12	0	0	0	12	36	48
	\$120-14	0	0	0	0	0	0
	GT \$14	0	0	0	0	0	0
\$7-7999	LT \$14	0	0	0	5	15	20
	GT \$14	0	0	0	0	0	0
\$8-8999	LT \$15	0	0	0	0	0	0
	GT \$15	0	0	0	0	16	16
\$9-9999	LT \$15	0	0	0	0	0	0
	GT \$15	0	0	0	0	5	5
GT10000	LT \$15	0	0	0	0	0	0
	GT \$15	0	0	0	5	0	5
TOTAL		26	16	5	297	448	792

SECTION 3

SOCIAL AND PHYSICAL PROBLEM PROFILES, BY CENSUS TRACT

In order to stratify the various parts of the City according to the relative urgency of their renewal problems, a series of Census Tract "profiles" were developed. These profiles consist of two sets of graphs per Census Tract: one relating to social problems and the other relating to physical problems. The indicators used for the profiles were derived from a variety of sources. They were selected if they provided an especially good measure either of a recognized problem or of some characteristic which could intensify problems under certain conditions. A very low median income, for example, is clearly a problem indicator. An indicator such as "a high percentage of persons who recently moved", on the other hand, is not a problem per se but could indicate a degree of instability that might make other problems more difficult to solve.

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Construction of the Profiles

The profiles were developed by very simple mathematic and graphic procedures. Scores for each variable were computed for each Tract, and plotted on scales defined by two points: 1) the "highest problem Tract score", e.g., the Tract score indicating the highest percentage of families earning less than \$3,000 per year, or the Tract score indicating the lowest median family income; and 2) the comparable score for San Francisco as a whole. Using these two points for each variable, all scales could be equalized in length and presented on the same graph.

These profiles were developed for purposes of general graphic scanning and sorting of high-problem vs. low-problem areas in the CRP study. By noting the average distance of any Tract's profile above the San Francisco scores, one can quickly see how "well-off" the Tract is in comparison to others. The profiles can be easily misinterpreted, however, if used for more detailed purposes. The scales have not been equalized on the basis of standard deviations - that is, within any one profile comparisons of the relative positions between variables have no meaning.

Full titles, data and sources for each variable on the profiles are shown on the tables which follow.

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Components of the Social Problem Profiles

Variable	San Francisco Score	Highest Problem Score	Lowest Problem Score
1a. Per Cent of Families Earning Less Than \$3,000 in 1959 (1)	13.4	42.2	2.2
1b. Median Family Income, 1959 (1)	6,716	3,459	18,281
1c. Per Cent of Male Labor Force Unemployed, 1960 (1)	6.7	19.4	0
1d. Per Cent of Female Labor Force Unemployed, 1960 (1)	5.4	16.8	0.7
2a. Per Cent of Persons Over 25 Who had not Completed 4 Years of High School, 1960 (1)	49.0	91.69	19.9
2b. Median Years of Education, 1960 (1)	12.0	0.9	14.0
2c. Per Cent of Total Popula- tion that is Non-White, 1960 (1)	18.4	99.5	0.1
2d. Per Cent of Total Popula- tion that is Over 65 Years of Age, 1960 (1)	12.6	33.6	3.0
3a. Number of Old Age Assist- ance Recipients, 1962 per 1000 1960 Population (2)	16.0	79.0	1.0
3b. New Tuberculosis Cases, 1960, per 1000 1960 Popu- lation (3)	0.8	4.0	0
3c. Number of Infant Deaths per 1000 Births, 1963 (3)	25	91.0	0
4a. Criminal Offences Committed in 1960 per 1000 Popula- tion, 1960 (5)	68	280	40

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Variable	San Francisco Score	Highest Problem Score	Lowest Problem Score
4b. Juvenile Court Cases, 1960 per 1000 Persons 8-18 Years of Age, 1960 (4)	55	165	3
4c. Suicides 1960 per 1000 Population, 1960 (5)	0.3	1.5	0
5a. Per Cent of 1960 Popula- tion Moved to 1960 Home Since 1955 (1)	54.7	75.9	26.8
5b. Per Cent of Total Housing Units that were Rented, 1960 (1)	61.0	99.59	2.64
5c. Per Cent of Total House- holds that were Primary Families, 1960 (1)	61.64	9.04	94.58
5d. Per Cent Change in Number of Families, 1950-1960 (1) & (6)	-10.1	-71.30	+712.30

Components of the Physical Problem Profile

Variable	San Francisco Score	Highest Problem Score	Lowest Problem Score
1a. Per Cent of Housing Units that were Dilapidated, 1960 (1)	1.71	58.93	0
1b. Per Cent of Housing Units that were Substandard, 1960 (Dilapidated, Deteriorating and/or Missing any Plumbing Facilities) (1)	17.50	95.40	0.20

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Variable	San Francisco Score	Highest Problem Score	Lowest Problem Score
1c. Per Cent of Housing Units that were 20 Years of Age or More, 1960 (1)	80.39	100	0.9
1d. Lot Size and Shape Penal- ty Score, 1956 (7)	4.75	8.50	0
1e. Per Cent of Housing Units that were Occupied by 1.01 Persons or More per Room, 1960 (1)	6.53	32.05	0.43
1f. Per Cent of Housing Units with no Bathroom or Shared Bathroom, 1960 (1)	12.45	93.12	0
1g. Per Cent of Total Housing Units that were Vacant, 1960 (1)	5.98	27.32	0
2a. Non-Conforming Use Penalty Score, 1964 (8)	.74	11.23	0
2b. Block Size and Shape Penal- ty Score, 1956 (7)	2.77	6.50	0
2c. Street Layout Penalty Score, 1956 (7)	2.26	5.0	0
2d. Traffic Penalty Score, 1964 (9)	0.34	2.83	0
2e. Facility Deficiencies Score - Protective Functions, 1965 (10)	1.68	3.50	0.80
2f. Facility Deficiencies Score - Recreation, Library, 1965 (10)	1.81	4.00	0.30
2g. Facility Deficiencies Score - Education, 1965 (10)	1.77	2.80	0.40
3a. Improvement Activity Level, 1962-1964 (11)	1.42	0	6.50
3b. Construction Activity Level, 1962-1964 (11)	2.83	0	32.09

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Sources and Detailed Definitions

- (1) U.S. Department of Commerce, Bureau of the Census, Census Tracts, San Francisco-Oakland, California, Standard Metropolitan Statistical Area, Final Report PHC (1)-137, U.S. Census of Population and Housing, 1960.
- (2) Data obtained from the United Community Fund of San Francisco.
- (3) Data obtained from the San Francisco Department of Public Health.
- (4) Social Planning Department, United Community Fund of San Francisco, Juvenile Delinquents in San Francisco 1960, 1964.
- (5) San Francisco Police Department, Annual Report, 1960.
- (6) U.S. Department of Commerce, Bureau of the Census, Census Tract Statistics, San Francisco-Oakland, California and Adjacent Area, 1950 Population Census Report, Volume III, Chapter 49, United States Census of Population, 1950.
- (7) Penalty scores and rating systems were developed by Francis H. Hendricks in 1956, and are defined in his "The Measurement of Housing Quality for Urban Renewal", (unpublished Master's Thesis, University of California, Berkeley, 1958).
- (8) Derived from Zoning Division, San Francisco Department of City Planning, Non-Conforming Use Study, 1965. This measure is equal to the total number of non-conforming uses in any Census Tract per 100 housing units in that Tract in 1960.
- (9) Traffic penalty scores were derived from Inventory of Street Deficiencies (Projected to 1974) in the City and County of San Francisco, April 1964, prepared for the Department of Public Works of the State of California by the Road Commissioner, City and County of San Francisco. This publication describes the number of miles of deficient streets that either exist now or are likely to come into being before 1974, according to capacity, structural and other standards. The penalty score used in our profiles is simply defined as the total number of deficient miles in a Census Tract.

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- (10) Public Facility Deficiency scores (Items 2e., 2f., and 2g. on the Physical Problem Profile) were developed for the CRP by a special procedure. In this procedure a five-man team, drawn from the staffs of the Department of City Planning, the Department of Public Works and Arthur D. Little, Inc., rated the public facilities existing in each Census Tract as of January 1965. After group discussions concerning each Tract, all team members independently rated each type of facility on a 5-point scale. A score of "0" was defined to mean "no indication of any deficiency". A score of "5" was defined to mean "severe deficiencies exist which demand highest priority attention". Deficiencies were defined broadly to include structural deterioration as well as inadequate capacity and inadequate service area coverage. Individual scores were averaged to derive the final group score. ("Protective Facilities" - Item 2e. - include police stations, fire stations and health centers.) It should be noted that no special surveys or measurements of deterioration were undertaken as a part of this process. The results must, therefore, be interpreted as preliminary problem identifications and not as definitive measures of need for improvement.
- (11) Items 3a. and 3b. were derived from a special CRP sample survey of building permit applications. Item 3a. concerns applications for improvements to existing structures and 3b. concerns new construction. The specific measure used on the profile was the number of housing units to be either improved or construction in a Census Tract - according to the sample applications - per 100 1960 housing units in that Tract. The procedure employed in the survey and the survey data applicable to this Programming Area are described in detail in Section 6 of this report.

SOCIAL PROBLEM PROFILE DATA
by Census Tract

Programming Area - 18

	N-5A	M-5B	M-10	M-11		
1a. % Families, Income Less Than \$3000/yr.	8.8	13.3	24.6	8.6		
1b. Median Family Income	7364	6902	5378	6956		
1c. % Male Labor Force, Unemployed	6.4	4.8	8.2	4.0		
1d. % Female Labor Force, Unemployed	4.3	3.3	10.1	5.1		
2a. % Persons Over 25, Less Than HS Education	62.4	65.5	54.0	61.7		
2b. Median Years Education	10.3	9.4	11.6	10.4		
2c. % Population, Non-White	6.3	2.4	23.8	8.0		
2d. % Population, Over 65	8.5	10.1	3.9	7.4		
3a. QMA Recipients/1000 Persons	9	8	10	5		
3b. New Tuberculosis Cases/1000 Persons	1.0	1.0	.6	0		
3c. Infant Mortality/1000 Births	15	15	40	26		
4a. Criminal Offences Committed/1000 Persons	51	62	62	62		
4b. Juvenile Court Cases/1000, 8-18 yrs.	20	20	47	32		
4c. Suicides/1000 Persons	.2	.2	.1	.2		
4d. AFDC Recipients/100 Families	1.30	.61	12.67	2.02		
5a. % 1960 Population, Moved Since 1955	37.3	37.7	64.3	41.8		
5b. % Housing Units, Rented	14.96	27.44	46.85	23.09		
5c. % Households, Primary Families	87.41	84.86	94.58	86.92		
5d. % Change, Number of Families, 1950 - 1960	-45	-45	+41.72	-4.52		

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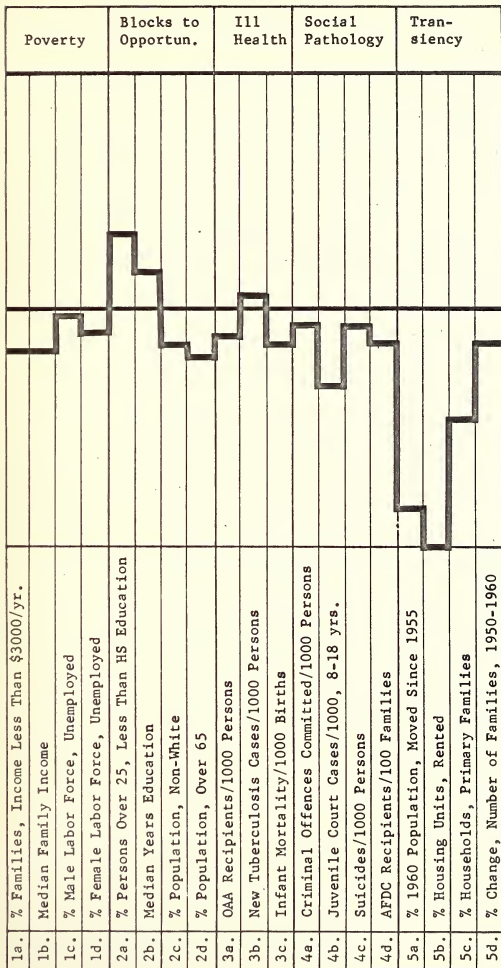
PHYSICAL PROBLEM PROFILE DATA
by Census Tract

Programming Area 18

	M-5A	M-5B	M-10	M-11	
1a. % Housing Units, Dilapidated	.96	1.58	.48	1.78	
1b. % Housing Units, Substandard	7.00	6.90	10.40	5.80	
1c. % Housing Units, 20 Yrs. Old or More	45.2	65.2	5.4	42.8	
1d. Lot Size and Shape Penalty	5	5	8	6	
1e. % Housing Units, 1.01 Persons/Room or More	8.01	6.12	23.89	9.72	
1f. % Housing Units, Shared or No Bath	.40	.96	0	.16	
1g. % Housing Units, Vacant	1.77	2.16	1.62	2.84	
2a. Non-Conforming Use Penalty	.40	1.20	0	.61	
2b. Block Size and Shape Penalty	3.5	3.5	2	3.5	
2c. Street Layout Penalty	3	3	3	4	
2d. Traffic Penalty	0	0	.20	0	
2e. Facility Deficiencies-Protective Functions	1.5	2.0	1.4	1.7	
2f. Facility Deficiencies-Recreation, Library	2.8	2.4	2.0	1.8	
2g. Facility Deficiencies - Education	.5	1.2	.5	.7	
3a. Improvement Activity Level	.40	1.44	.32	1.20	
3b. Construction Activity Level	.40	1.20	4.64	21.66	

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SOCIAL PROBLEM PROFILE



CENSUS TRACT M-5A

← HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Fam. less than \$3000, Lower Median Income, etc.

← SAN FRANCISCO SCORE OR AVERAGE



SOCIAL PROBLEM PROFILE

	Poverty	Blocks to Opportun.	Ill Health	Social Pathology	Transiency
1a. % Families, Income Less Than \$3000/yr.					
1b. Median Family Income					
1c. % Male Labor Force, Unemployed					
1d. % Female Labor Force, Unemployed					
2a. % Persons Over 25, Less Than HS Education					
2b. Median Years Education					
2c. % Population, Non-White					
2d. % Population, Over 65					
3a. OAA Recipients/1000 Persons					
3b. New Tuberculosis Cases/1000 Persons					
3c. Infant Mortality/1000 Births					
4a. Criminal Offences Committed/1000 Persons					
4b. Juvenile Court Cases/1000, 8-18 yrs.					
4c. Suicides/1000 Persons					
4d. AFDC Recipients/100 Families					
5a. % 1960 Population, Moved Since 1955					
5b. % Housing Units, Rented					
5c. % Households, Primary Families					
5d. % Change, Number of Families, 1950-1960					

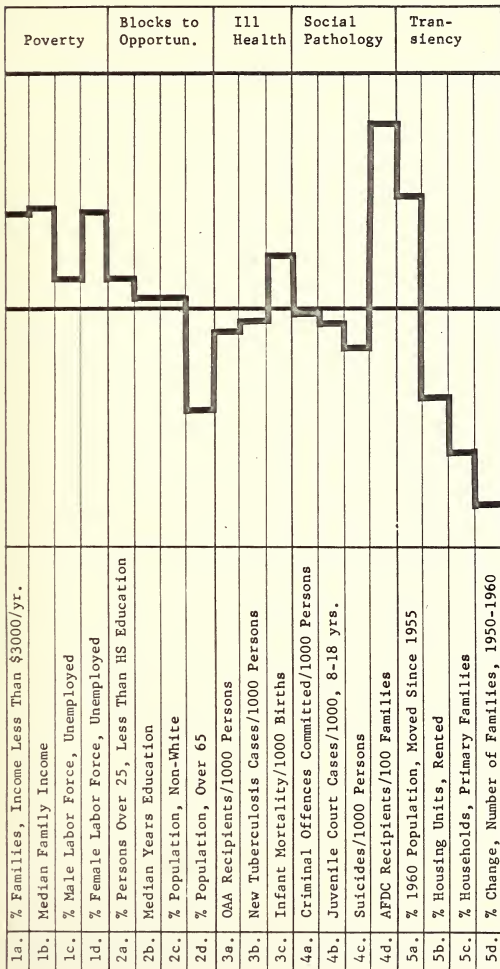
CENSUS TRACT M-5B

← HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Fam. less than \$3000, Lower Median Income, etc.

← SAN FRANCISCO SCORE OR AVERAGE



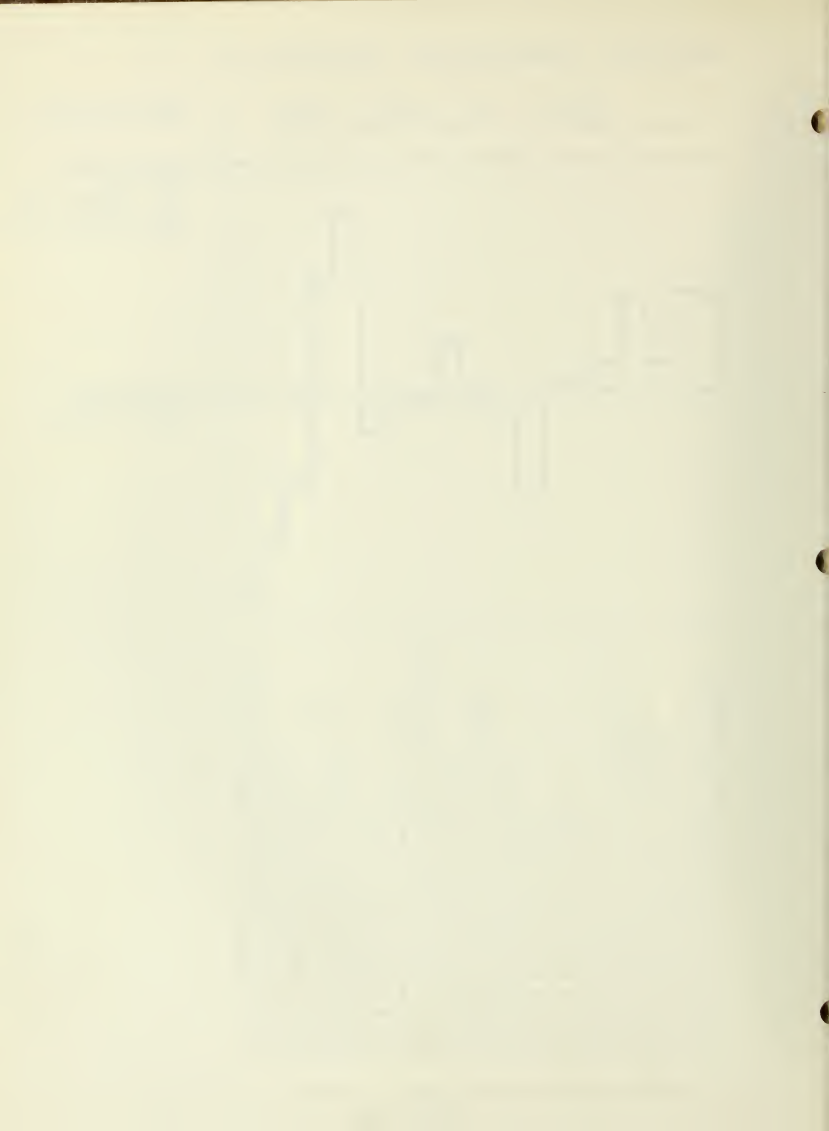
SOCIAL PROBLEM PROFILE



CENSUS TRACT M-10

← HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Fam. less than \$3000, Low Median Income, etc.

← SAN FRANCISCO SCORE OR AVERAGE



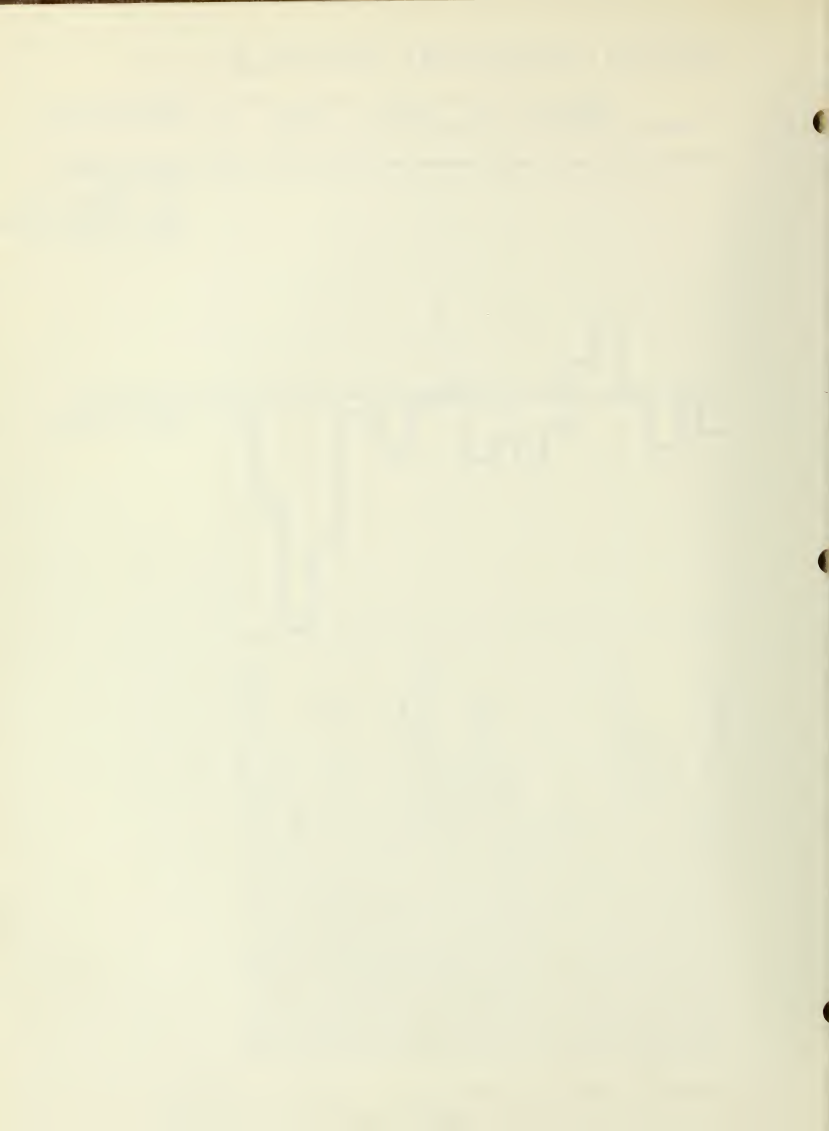
SOCIAL PROBLEM PROFILE

	Poverty	Blocks to Opportun.	Ill Health	Social Pathology	Transiency
1a. % Families, Income Less Than \$3000/yr.					
1b. Median Family Income					
1c. % Male Labor Force, Unemployed					
1d. % Female Labor Force, Unemployed					
2a. % Persons Over 25, Less Than HS Education					
2b. Median Years Education					
2c. % Population, Non-White					
2d. % Population, Over 65					
3a. OAA Recipients/1000 Persons					
3b. New Tuberculosis Cases/1000 Persons					
3c. Infant Mortality/1000 Births					
4a. Criminal Offences Committed/1000 Persons					
4b. Juvenile Court Cases/1000, 8-18 yrs.					
4c. Suicides/1000 Persons					
4d. AFDC Recipients/100 Families					
5a. % 1960 Population, Moved Since 1955					
5b. % Housing Units, Rented					
5c. % Households, Primary Families					
5d. % Change, Number of Families, 1950-1960					

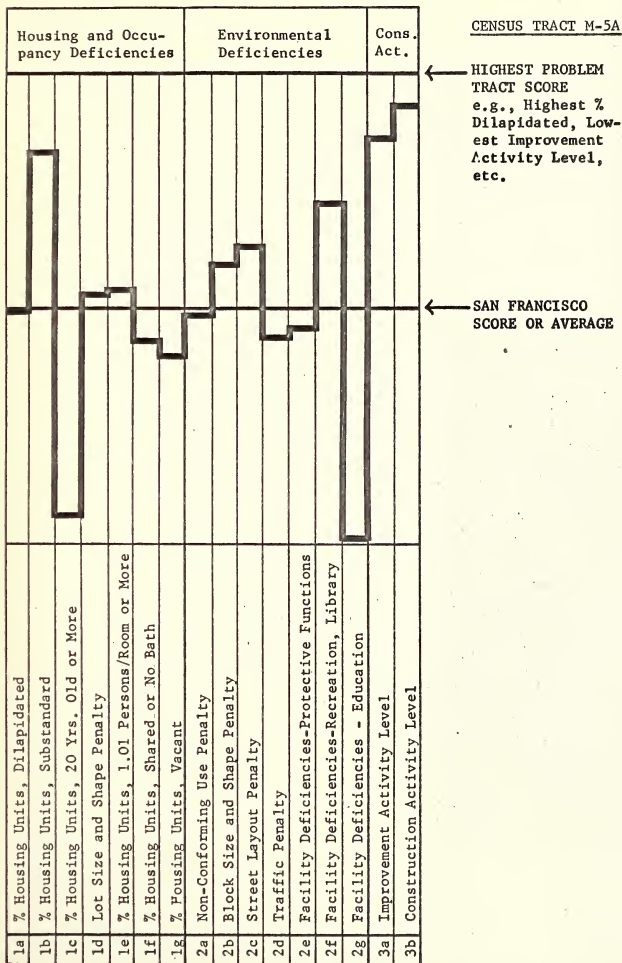
CENSUS TRACT M-11

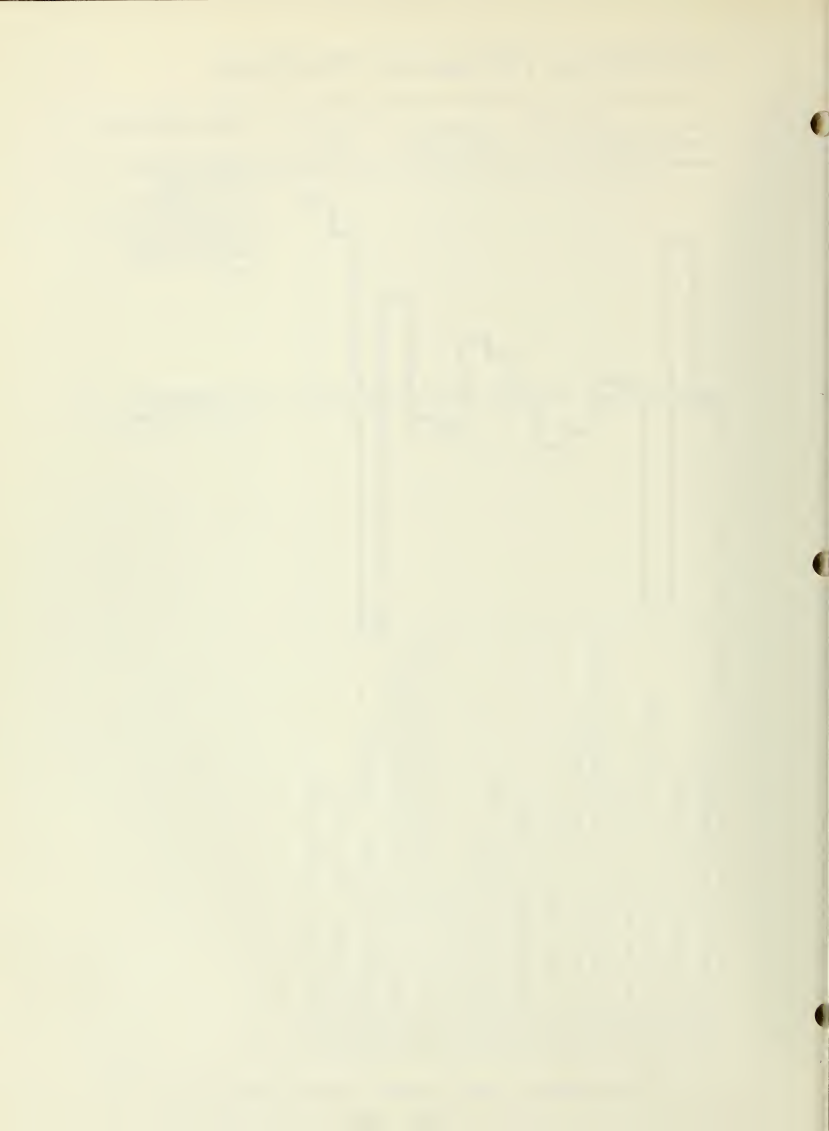
← HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Fam. less than \$3000, Low Median Income, etc.

← SAN FRANCISCO SCORE OR AVERAGE



PHYSICAL PROBLEM PROFILE





PHYSICAL PROBLEM PROFILE

Housing and Occu- pancy Deficiencies		Environmental Deficiencies	Cons. Act.
1a	% Housing Units, Dilapidated		
1b	% Housing Units, Substandard		
1c	% Housing Units, 20 Yrs. Old or More		
1d	Lot Size and Shape Penalty		
1e	% Housing Units, 1.01 Persons/Room or More		
1f	% Housing Units, Shared or No Bath		
1g	% Pousing Units, Vacant		
2a	Non-Conforming Use Penalty		
2b	Block Size and Shape Penalty		
2c	Street Layout Penalty		
2d	Traffic Penalty		
2e	Facility Deficiencies-Protective Functions		
2f	Facility Deficiencies-Recreation, Library		
2g	Facility Deficiencies - Education		
3a	Improvement Activity Level		
3b	Construction Activity Level		

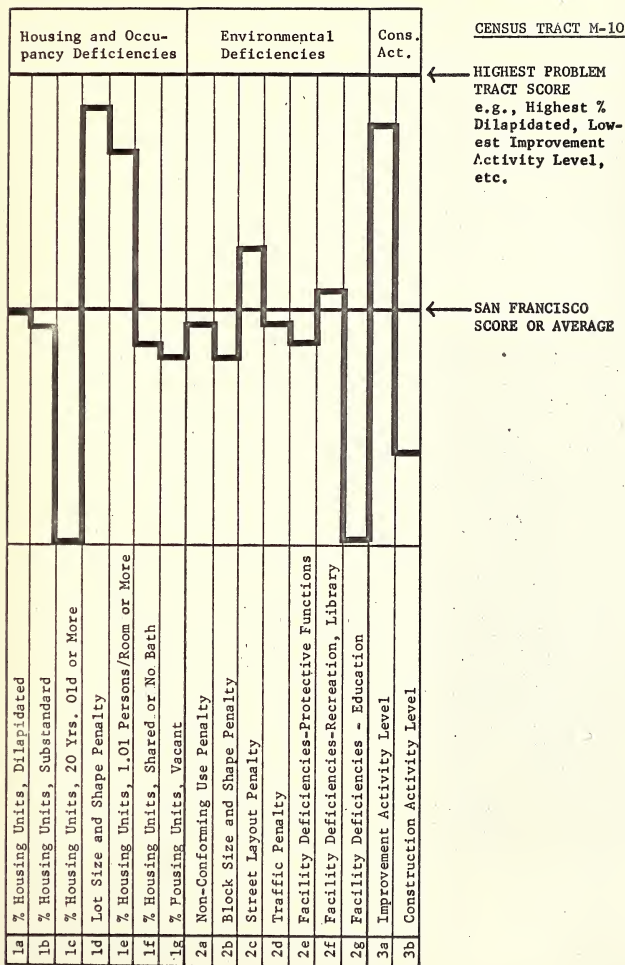
CENSUS TRACT M-5B

← HIGHEST PROBLEM
TRACT SCORE
e.g., Highest %
Dilapidated, Low-
est Improvement
Activity Level,
etc.

← SAN FRANCISCO
SCORE OR AVERAGE



PHYSICAL PROBLEM PROFILE





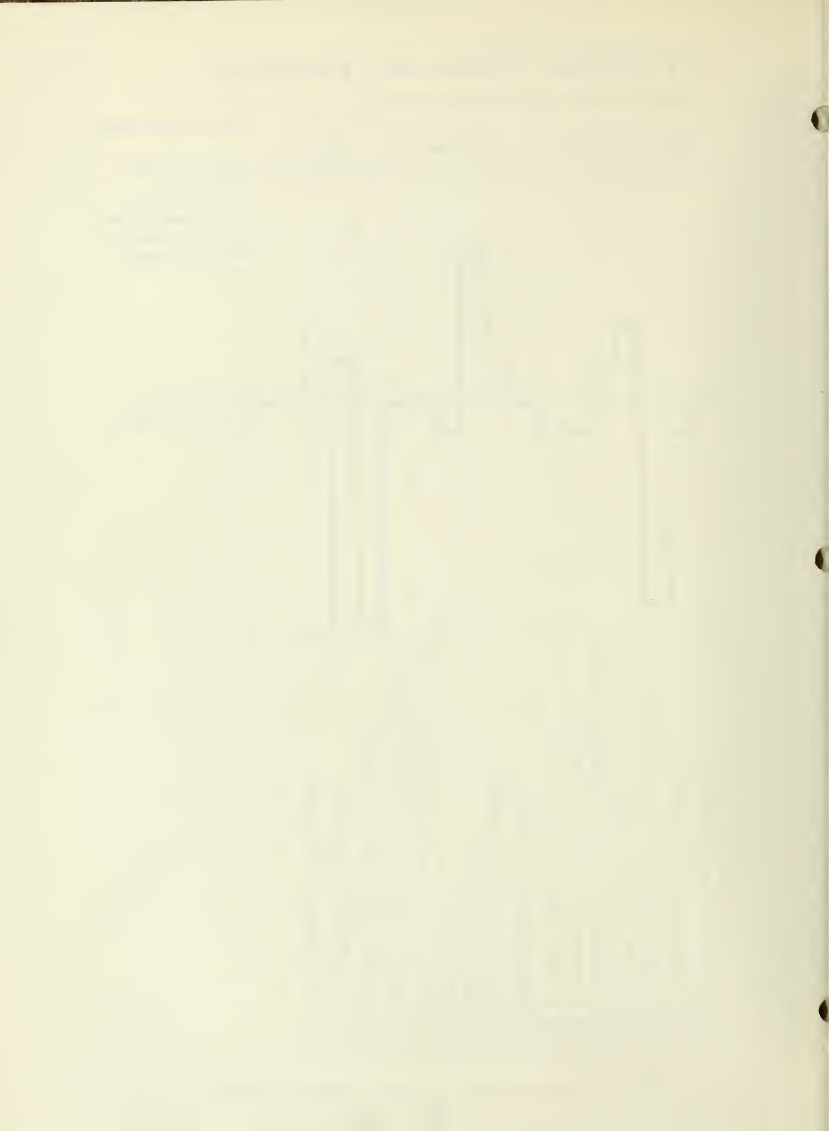
PHYSICAL PROBLEM PROFILE

Housing and Occu- pancy Deficiencies			Environmental Deficiencies			Cons. Act.
1a	% Housing Units, Dilapidated		2a	Non-Conforming Use Penalty		
1b	% Housing Units, Substandard		2b	Block Size and Shape Penalty		
1c	% Housing Units, 20 Yrs. Old or More		2c	Street Layout Penalty		
1d	Lot Size and Shape Penalty		2d	Traffic Penalty		
1e	% Housing Units, 1.01 Persons/Room or More		2e	Facility Deficiencies-Protective Functions		
1f	% Housing Units, Shared or No Bath		2f	Facility Deficiencies-Recreation, Library		
1g	% Housing Units, Vacant		2g	Facility Deficiencies - Education		
3a	Improvement Activity Level		3b	Construction Activity Level		

CENSUS TRACT M-11

← HIGHEST PROBLEM
TRACT SCORE
e.g., Highest %
Dilapidated, Low-
est Improvement
Activity Level,
etc.

← SAN FRANCISCO
SCORE OR AVERAGE



SECTION 4

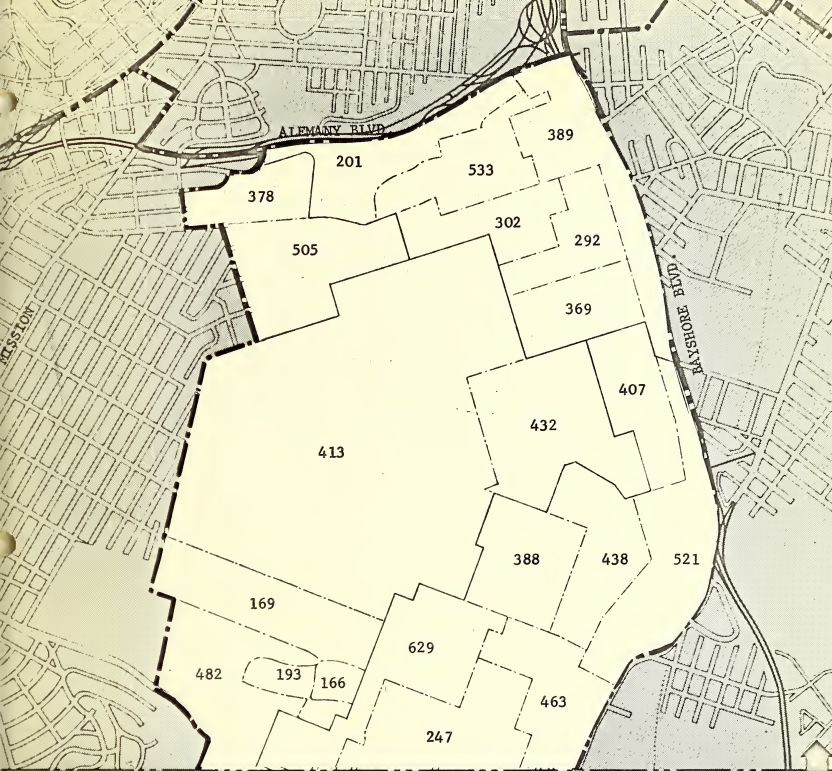
POPULATION AND HOUSING CHARACTERISTICS MAPS, 1960, BY ENUMERATION DISTRICT

The maps in this Section give for each Enumeration District information on the following variables: total number of housing units; average rent of rental housing units; per cent of housing units which are sound and with all plumbing facilities present; and the number of Negroes as a per cent of total population. These variables do not explain, by any means, all there is to know about each Enumeration District. The purpose of including them in this report is to provide some sense of the internal variations within Neighborhoods and Census Tracts with respect to certain key housing and population characteristics. In general, the Neighborhoods and Census Tracts are appropriate levels of detail for the general programming recommendations that are a part of the CRP. However, in certain instances, the CRP "treatment area" recommendations in the 6-year program for 1966-1972 (see Chapter 6 of the final report) were influenced by information at the Enumeration District

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level. Moreover, for project planning, much more information at the Enumeration District scale will, of course, be required. Such information can be obtained from the PHC (1) Enumeration District book to be maintained by the San Francisco Department of City Planning.

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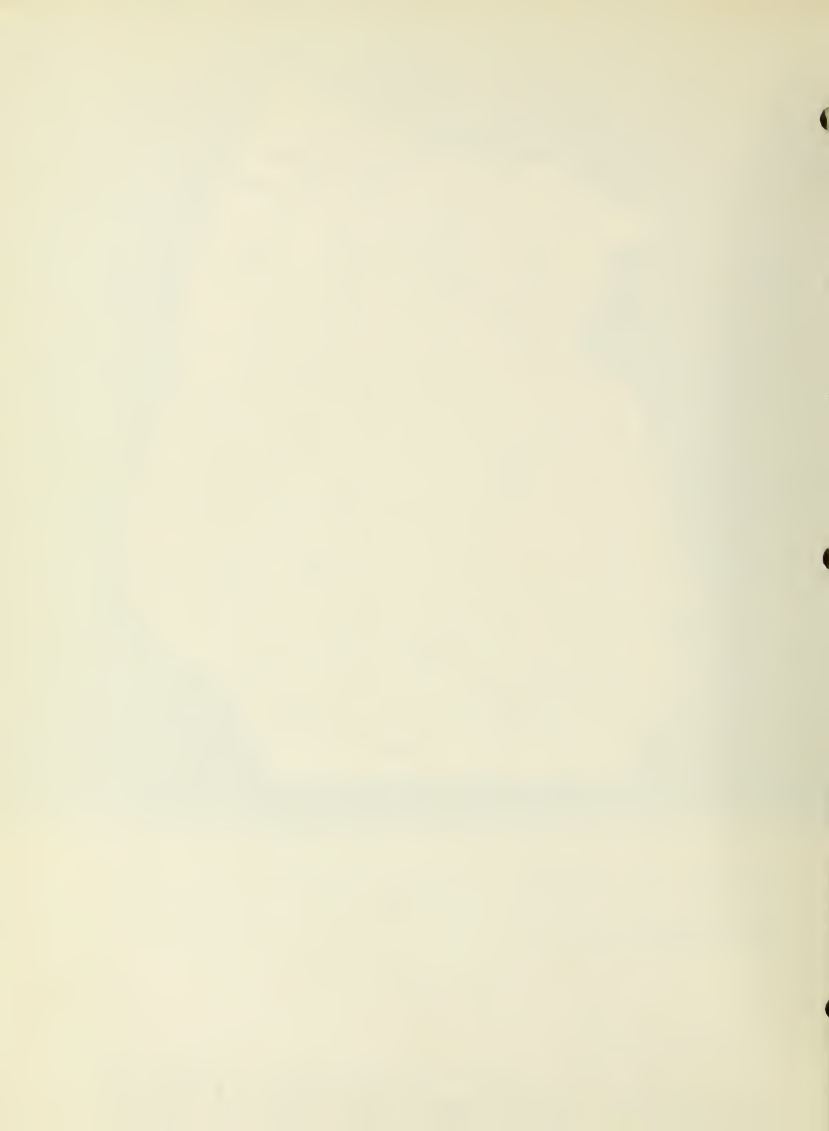
NUMBER OF HOUSING UNITS

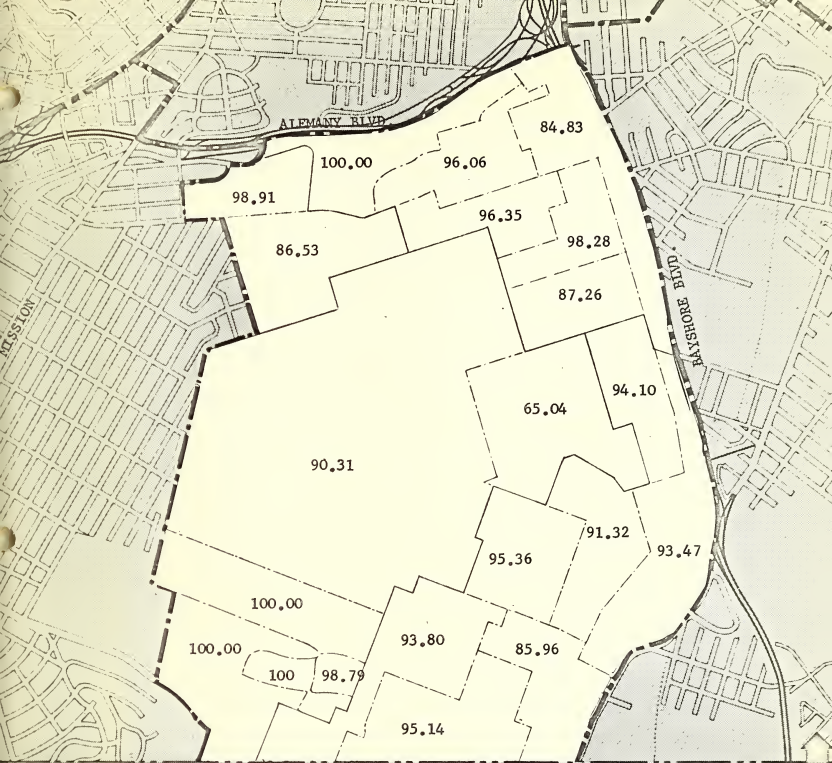
Programming Area 18

Source: 1960 U.S. Census

SAN FRANCISCO
 COMMUNITY RENEWAL PROGRAM

CRP





SAN FRANCISCO CITY AND COUNTY - SAN MATEO COUNTY BOUNDARY

PER CENT OF HOUSING UNITS,
SOUND WITH ALL PLUMBING

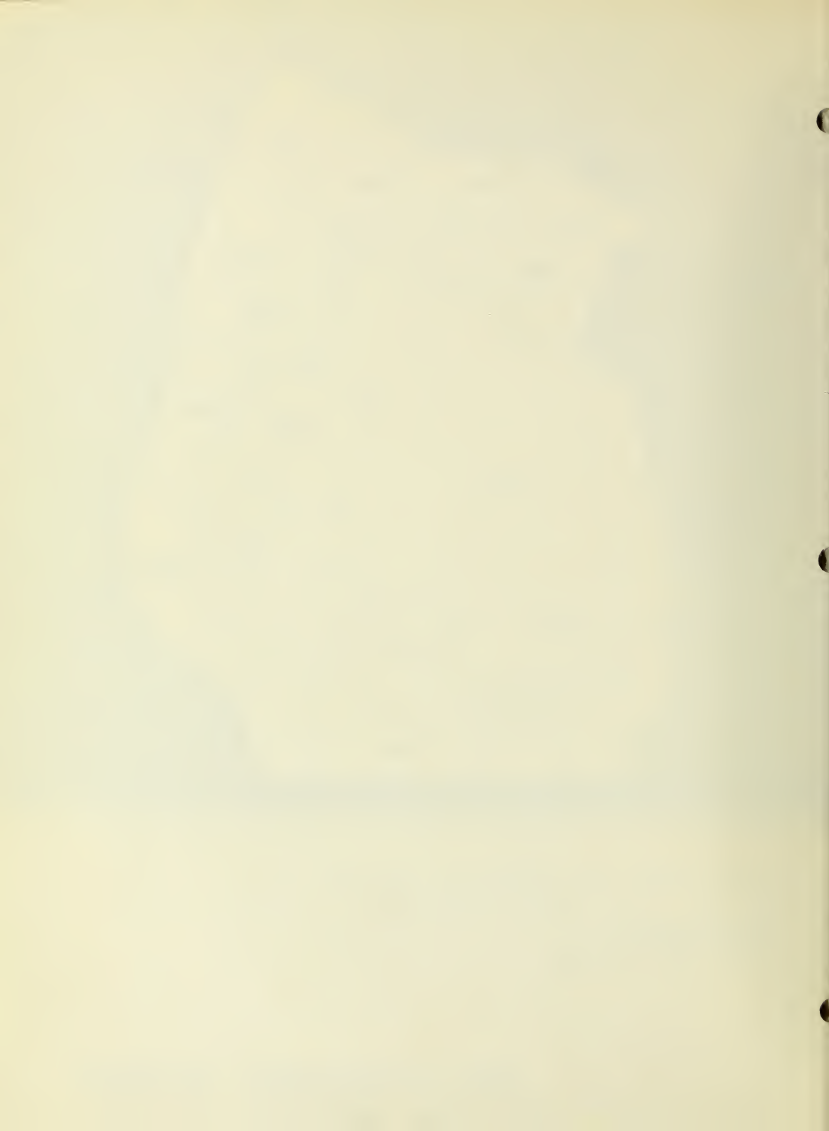
Programming Area 18

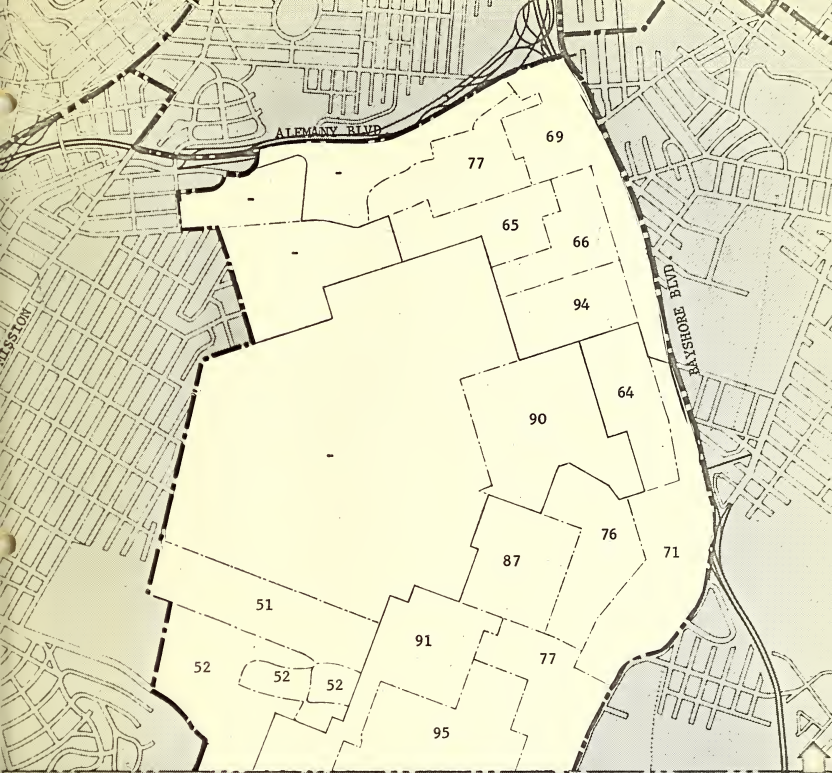
Source: 1960 U.S. Census

SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM

18 90

CRP





SAN FRANCISCO CITY AND COUNTY - SAN MATEO COUNTY BOUNDARY

AVERAGE RENT OF RENTAL HOUSING UNITS

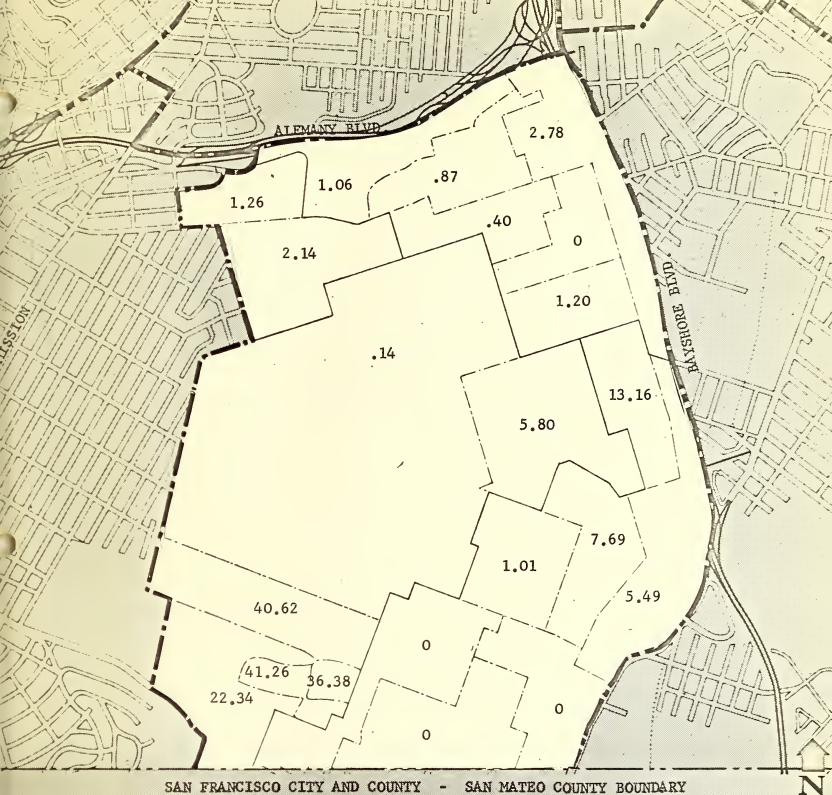
Programming Area 18

Source: 1960 U.S. Census

SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM

CRP





NEGROES AS A PER CENT OF POPULATION

Programming Area 18

Source: 1960 U.S. Census

SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM

CRP

SECTION 5

POPULATION AND HOUSING TRENDS, 1950-1960, BY CENSUS TRACT

The information presented to this point has described conditions in the Programming Area as of one point in time. A dynamic view of the area has been missing. Yet, recent trends and relative rates of change are in many ways the most valuable indicators for renewal and development programming. A deteriorated area which is improving on its own naturally implies a quite different set of policies than a basically sound area which is declining rapidly.

For these reasons, Section 5 presents a series of measures of change between 1950 and 1960 for 31 population and housing variables. These data are presented on a Census Tract basis. (See the Area Definitions Section for the precise assignment of Tracts within this Programming Area.) The tables indicate for each variable: its 1950 value, its 1960 value, the 1950-1960

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net change, the 1950-1960 per cent change, and the "trend value 1970". This latter value is simply the result of the application of the 1950-1960 per cent change to the 1960-1970 period. This is in no way to be considered a "forecast" - it produces values that are often mutually conflicting and sometimes obviously meaningless. It is useful therefore only for purposes of comparison within more sophisticated estimating procedures.

Data were derived from 1950 and 1960 Census Tract publications for the San Francisco-Oakland Standard Metropolitan Statistical Area - PH C (1)-137 of the 1960 Census, and Volume III, Chapter 49 of the 1950 Census.

Calculations and presentations of data were made on an IBM 1620 Computer. The punch cards and computer program are on file at the San Francisco Department of City Planning.

PROGRAMMING AREA 18

	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
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POPULATION

1. NUMBER					
POPULATION	24401	27347	2946	12.0	30648
HOUSEHOLDS	7158	8094	936	13.0	9152
2. FAMILY COMP.					
FAMILIES	6850	7139	289	4.2	7440
UNREL. INDIV.	1085	1561	476	43.8	2245
3. RACE					
WHITE	24099	24410	311	1.2	24725
NEGRO	120	1920	1800	1500.0	30720
OTHER	182	1017	835	458.7	5682
4. AGE					
UNDER 21 YRS	8810	10891	2081	23.6	13463
65 YRS AND OVER	1395	1990	595	42.6	2838
21-64 YRS	14197	14466	269	1.8	14740
5. INCOME + EDUC.					
MEDIAN INCOME		NOT	A V A I L A B L E		
MED. SCHOOL YRS.		NOT	A V A I L A B L E		
LESS THAN HS EDUC.	8360	8910	550	6.5	9496
6. EMPLOYMENT STATUS					
LABOR FORCE	9634	11242	1608	16.6	13118
P.C. UNEMPLOYED		NOT	A V A I L A B L E		
P.C. WOMEN IN L.F.		NOT	A V A I L A B L E		
7. OCCUPATION					
PROFESSION. + MGR.	1191	1108	-83	-6.9	1030
CLERICAL + SALES	2223	2994	771	34.6	4032
OTHER	5389	6469	1080	20.0	7765

HOUSING

1. NUMBER					
HOUSING UNITS	7305	8279	974	13.3	9382
2. TENURE					
OWNER OCCUPIED	4760	5802	1042	21.8	7072
RENTER OCCUPIED	2390	2292	-98	-4.1	2198
VACANT	211	185	-26	-12.3	162
3. CONDITION					
DILAP. OR LACK PLBG.	382	126	-256	-67.0	41
4. OCCUPANCY					
MED. PERSONS/UNIT	98	96	-2	-2.0	94
UNITS OVERCROWDED	803	1151	348	43.3	1649
5. STRUCTURE TYPE					
SINGLE FAMILY	5253	7082	1829	34.8	9547
2-4 UNITS	1255	576	-679	-54.1	264
5 OR MORE UNITS	797	599	-198	-24.8	450
6. RENT-VALUE					
MEDIAN RENT		NOT	A V A I L A B L E		
MEDIAN VALUE		NOT	A V A I L A B L E		

CENSUS TRACT M 5

	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
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POPULATION

1. NUMBER					
POPULATION	10708	10188	-520	-4.8	9693
HOUSEHOLDS	3252	3264	12	.3	3276
2. FAMILY COMP.					
FAMILIES	2890	2801	-89	-3.0	2714
UNREL. INDIV.	570	675	105	18.4	799
3. RACE					
WHITE	10605	9790	-815	-7.6	9037
NEGRO	36	126	90	250.0	441
OTHER	67	272	205	305.9	1104
4. AGE					
UNDER 21 YRS	3420	3407	-13	-.3	3394
65 YRS AND OVER	721	977	256	35.5	1323
21-64 YRS	6567	5804	-763	-11.6	5129
5. INCOME + EDUC.					
MEDIAN INCOME	3504	6449	2945	84.0	11869
MED. SCHOOL YRS.	104	98	-6	-5.7	92
LESS THAN HS EDUC.	3920	3840	-80	-2.0	3761
6. EMPLOYMENT STATUS					
LABOR FORCE	4469	4695	226	5.0	4932
P.C. UNEMPLOYED	564	475	-89	-15.7	400
P.C. WOMEN IN L.F.	33	35	2	6.0	37
7. OCCUPATION					
PROFESSION. + MGR.	601	520	-81	-13.4	449
CLERICAL + SALES	1014	1274	260	25.6	1600
OTHER	2388	2659	271	11.3	2960

HOUSING

1. NUMBER					
HOUSING UNITS	3264	3331	67	2.0	3399
2. TENURE					
OWNER OCCUPIED	2308	2521	213	9.2	2753
RENTER OCCUPIED	906	743	-163	-17.9	609
VACANT	70	67	-3	-4.2	64
3. CONDITION					
DILAP. OR LACK PLBG.	115	56	-59	-51.3	27
4. OCCUPANCY					
MED. PERSONS/UNIT	30	28	-2	-6.6	26
UNITS OVERCROWDED	317	423	106	33.4	564
5. STRUCTURE TYPE					
SINGLE FAMILY	2711	2977	266	9.8	3269
2-4 UNITS	497	287	-210	-42.2	165
5 OR MORE UNITS	56	45	-11	-19.6	36
6. RENT-VALUE					
MEDIAN RENT	36	0	NA	NA	NA
MEDIAN VALUE	9810	29600	19790	201.7	89312

CENSUS TRACT M 10

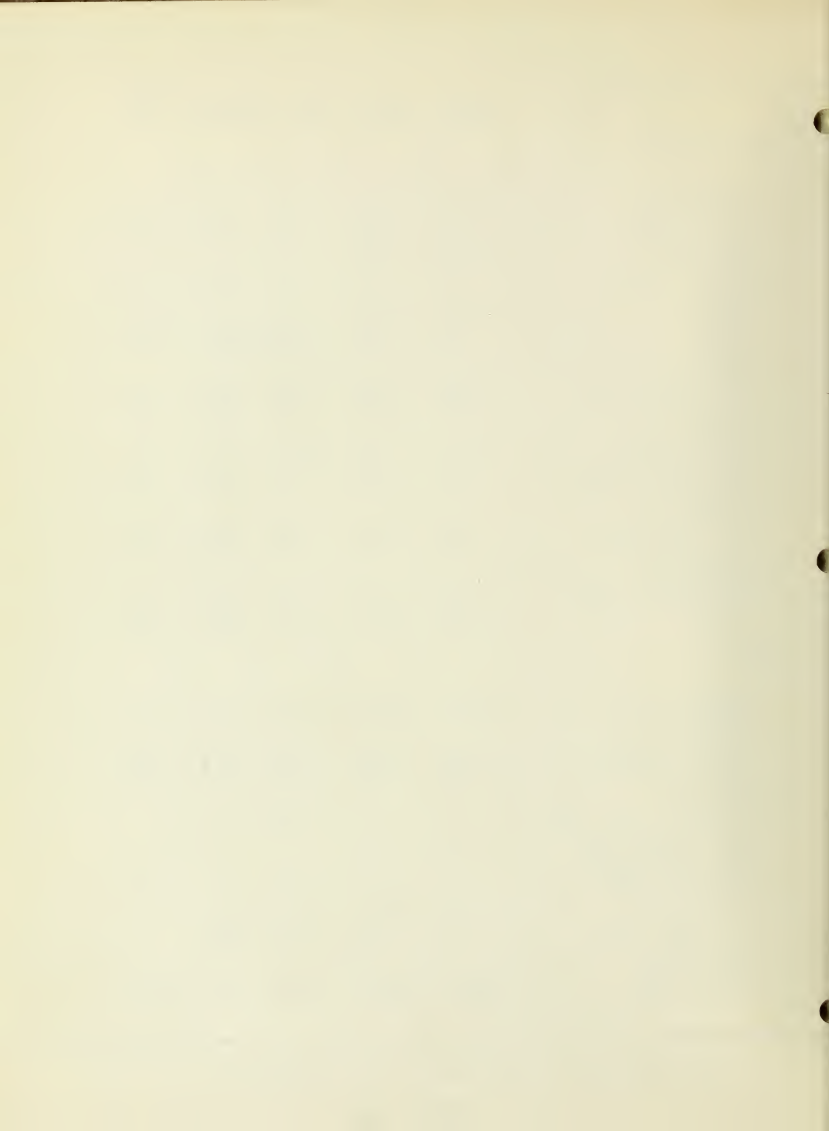
	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
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POPULATION

1. NUMBER					
POPULATION	4916	7336	2420	49.2	10947
HOUSEHOLDS	1229	1825	596	48.4	2710
2. FAMILY COMP.					
FAMILIES	1220	1726	506	41.4	2441
UNREL. INDIV.	90	207	117	130.0	476
3. RACE					
WHITE	4876	5583	707	14.4	6392
NEGRO	15	1422	1407	9380.0	134805
OTHER	25	331	306	1224.0	4382
4. AGE					
UNDER 21 YRS	2421	3827	1406	58.0	6049
65 YRS AND OVER	202	287	85	42.0	407
21-64 YRS	2294	3222	928	40.4	4525
5. INCOME + EDUC.					
MEDIAN INCOME	2993	4995	2002	66.8	8336
MED. SCHOOL YRS.	116	116	0	0.0	116
LESS THAN HS EDUC.	1180	1671	491	41.6	2366
6. EMPLOYMENT STATUS					
LABOR FORCE	1422	2194	772	54.2	3385
P.C. UNEMPLOYED	942	871	-71	-7.5	805
P.C. WOMEN IN L.F.	33	33	0	0.0	33
7. OCCUPATION					
PROFESSION. + MGR.	145	207	62	42.7	295
CLERICAL + SALES	371	592	221	59.5	944
OTHER	759	1176	417	54.9	1822

HOUSING

1. NUMBER					
HOUSING UNITS	1266	1855	589	46.5	2718
2. TENURE					
OWNER OCCUPIED	413	970	557	134.8	2278
RENTER OCCUPIED	826	855	29	3.5	885
VACANT	34	30	-4	-11.7	26
3. CONDITION					
DILAP. OR LACK PLBG.	51	11	-40	-78.4	2
4. OCCUPANCY					
MED. PERSONS/UNIT	37	38	1	2.7	39
UNITS OVERCROWDED	221	436	215	97.2	860
5. STRUCTURE TYPE					
SINGLE FAMILY	465	1312	847	182.1	3701
2-4 UNITS	82	26	-56	-68.2	8
5 OR MORE UNITS	719	517	-202	-28.0	371
6. RENT-VALUE					
MEDIAN RENT	34	53	19	55.9	83
MEDIAN VALUE	10276	15600	5324	51.8	23682



CENSUS TRACT M 11

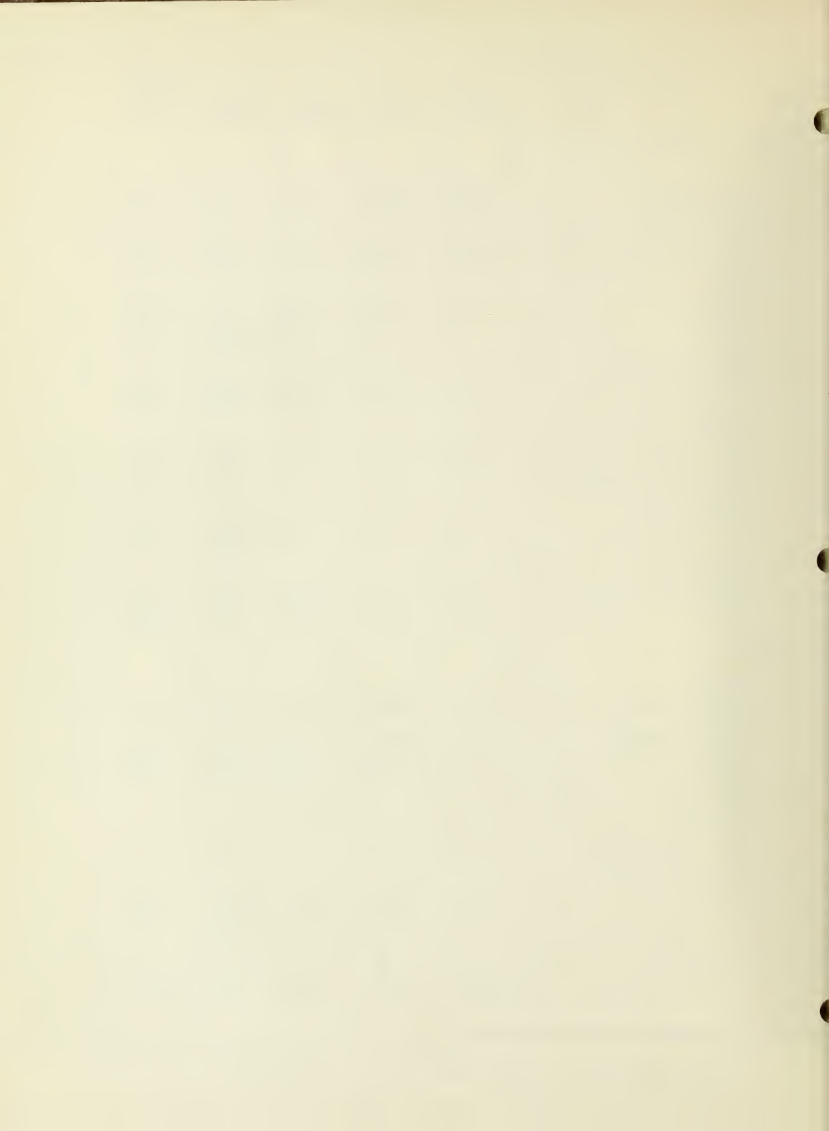
	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
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POPULATION

1. NUMBER					
POPULATION	8777	9823	1046	11.9	10993
HOUSEHOLDS	2677	3005	328	12.2	3373
2. FAMILY COMP.					
FAMILIES	2740	2612	-128	-4.6	2489
UNREL. INDIV.	425	679	254	59.7	1084
3. RACE					
WHITE	8618	9037	419	4.8	9476
NEGRO	69	372	303	439.1	2005
OTHER	90	414	324	360.0	1904
4. AGE					
UNDER 21 YRS	2969	3657	688	23.1	4504
65 YRS AND OVER	472	726	254	53.8	1116
21-64 YRS	5336	5440	104	1.9	5546
5. INCOME + EDUC.					
MEDIAN INCOME	3862	6400	2538	65.7	10605
MED. SCHOOL YRS.	104	104	0	0.0	104
LESS THAN HS EDUC.	3260	3399	139	4.2	3543
6. EMPLOYMENT STATUS					
LABOR FORCE	3743	4353	610	16.2	5062
P.C. UNEMPLOYED	505	436	-69	-13.6	376
P.C. WOMEN IN L.F.	27	33	6	22.2	40
7. OCCUPATION					
PROFESSION. + MGR.	445	381	-64	-14.3	326
CLERICAL + SALES	838	1128	290	34.6	1518
OTHER	2242	2634	392	17.4	3094

HOUSING

1. NUMBER					
HOUSING UNITS	2775	3093	318	11.4	3447
2. TENURE					
OWNER OCCUPIED	2039	2311	272	13.3	2619
RENTER OCCUPIED	658	694	36	5.4	731
VACANT	107	88	-19	-17.7	72
3. CONDITION					
DILAP. OR LACK PLBG.	216	59	-157	-72.6	16
4. OCCUPANCY					
MED. PERSONS/UNIT	31	30	-1	-3.2	29
UNITS OVERCROWDED	265	292	27	10.1	321
5. STRUCTURE TYPE					
SINGLE FAMILY	2077	2793	716	34.4	3755
2-4 UNITS	676	263	-413	-61.0	102
5 OR MORE UNITS	22	37	15	68.1	62
6. RENT-VALUE					
MEDIAN RENT	41	88	47	114.6	189
MEDIAN VALUE	10273	14500	4227	41.1	20466



SECTION 6

IMPROVEMENT AND CONSTRUCTION ACTIVITY INDICATORS , BY CENSUS TRACT

While the information from Section 5 is helpful in determining the kinds of changes that are taking place in housing throughout San Francisco, it does not provide sufficient information about the process of building improvement and new construction. These activities are, of course, central to renewal strategy planning, and knowledge of up-to-date changes is of prime importance.

To obtain such information a sample survey of building permit applications was undertaken as a part of the CRP study. The survey data has been aggregated on a Census Tract basis and is presented on two sets of tables to follow. The first deals with improvements to existing residential structures. The sample for this set included all permits for improvement on one day of each month in 1962, 1963, and 1964; the first working day in January, the

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second working day in February, etc.. The second set describes new construction activity in each Tract. The sample for this set included all permits for new residential construction in the first 15 days of: July, August, September and December, 1962; each month in 1963; and each month in 1964.

In all the tables data were derived from the "work to be undertaken" section of the permit application forms. For the first set - Improvement Activity tables - the column headings are defined as follows:

1. IMPROVEMENT TYPES

- a. "MAINT.": Entries from applications in which the work to be undertaken was of a maintenance character; i.e., to return the structure to its original condition.
- b. "MOD.": Entries from applications in which the work to be undertaken was of a modernization character; i.e., to improve the structure beyond its original condition by remodeling and/or additions.
- c. "FIRE": Entries from applications in which the work to be undertaken was the repair of damage caused by fire.

2. INITIATED BY

- a. "OWNER": Applications which were initiated voluntarily by the owner of the property. (Repair of fire damage was assumed to be owner-initiated in all cases).
- b. "CITY": Applications which were required by the City as a result of inspection by a City Inspector.

Row headings for the Improvement Activity tables are defined as follows:

1. "\$ INVESTED (IN THOUSANDS)": The value of the work to be undertaken as declared on the application.
2. "HOUSING UNITS AFFECTED": Number of housing units to be affected by the work.
3. "AVERAGE \$ PER UNITS AFFECTED": Row 1 figure divided by Row 2 figure in each column.

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4. "PER CENT OF UNITS AFFECTED": Units in each column of Row 2 as a per cent of the TOTAL column of Row 2.

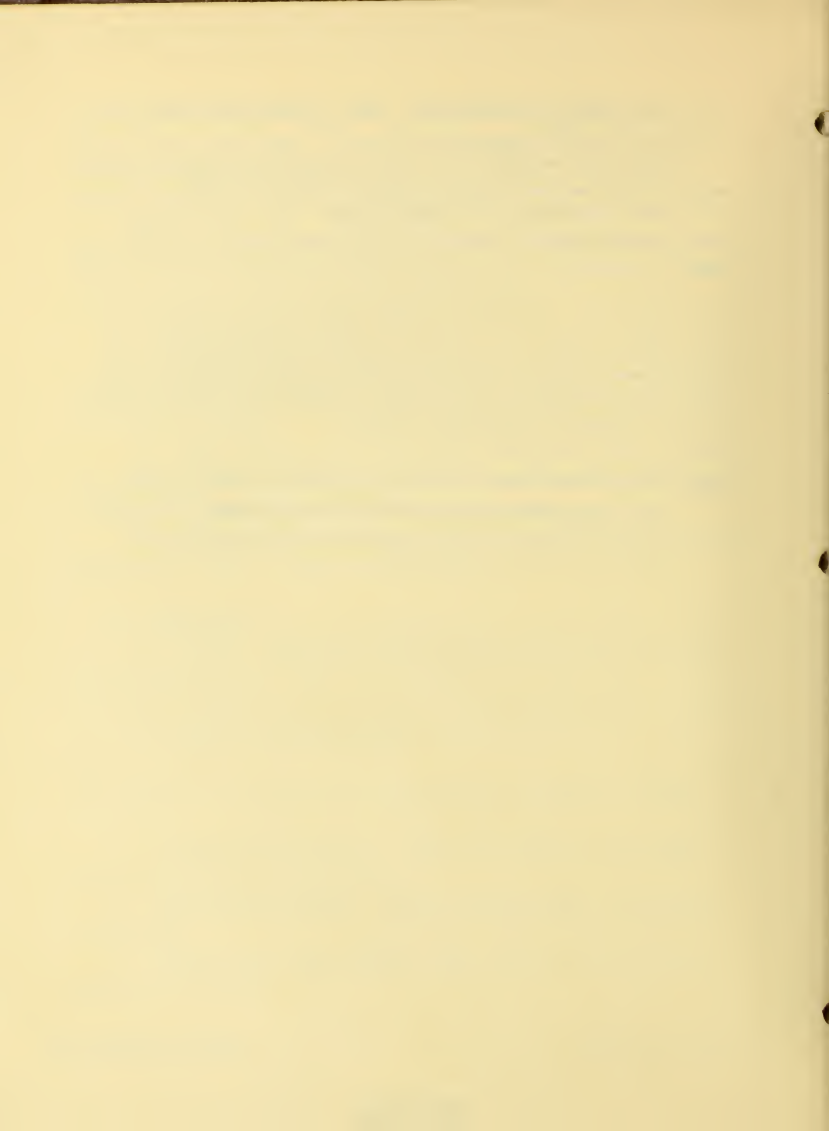
5. "\$/100 1960 HOUSING UNITS": Total dollars invested (Row 1) in the sample for the Tract, per 100 housing units in the Tract in 1960.

6. "UNITS AFFECTED/100 1960 HOUSING UNITS": Total units affected (Row 2) in the sample for the Tract, per 100 housing units in the Tract in 1960.

In the second set - Construction Activity tables - column headings refer to the number of units per structure and should be self-explanatory. Row headings compare exactly with the row headings on the Improvement Activity tables with the exception that they refer to units to be constructed rather than units affected by improvement activities.

NOTE: For some Census Tracts no tables are presented. This means that there were no applications for the Tract in the sample. For comparative purposes, therefore, the dollars invested and units affected are considered to be zero.

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PROGRAMMING AREA 18

	IMPROVEMENT TYPE			INITIATED BY		
	MAINT.	MOD.	FIRE	CITY	OWNER	TOTAL
\$ INVESTED						
(IN THOUSANDS)	30.8	45.8	5.0	33.1	48.5	81.6
HOUSING UNITS						
AFFECTED	51	26	1	40	38	78
AVE. \$ PER						
UNITS AFFECTED	605.	1761.	5000.	828.	1277.	1047.
PER CENT OF						
UNITS AFFECTED	65.3	33.3	1.2	51.2	48.7	100.0
\$/100 1960						
HOUSING UNITS	372.	553.	60.	400.	586.	986.
UNITS AFFECTED/						
100 1960 UNITS	.616	.314	.012	.483	.458	.942

IMPROVEMENT ACTIVITY INDICATORS

Sample 1962-1964 (See text for source and detail)

CENSUS TRACT M 5A

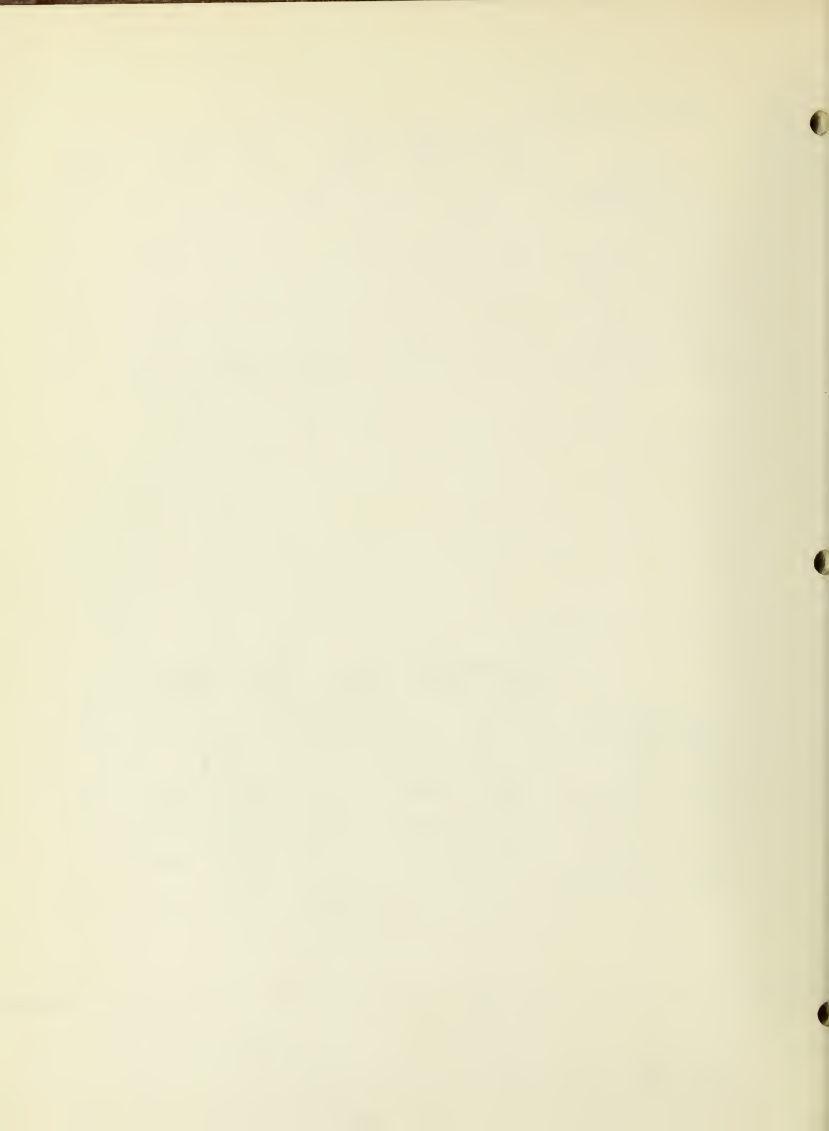
	IMPROVEMENT TYPE			INITIATED BY		
	MAINT.	MOD.	FIRE	CITY	OWNER	TOTAL
\$ INVESTED						
(IN THOUSANDS)	1.2	2.7	0.0	0.0	4.0	4.0
HOUSING UNITS						
AFFECTED	3	2	0	0	5	5
AVE. \$ PER						
UNITS AFFECTED	428.	1375.	0.	0.	807.	807.
PER CENT OF						
UNITS AFFECTED	60.0	40.0	0.0	0.0	100.0	100.0
\$/100 1960						
HOUSING UNITS	103.	220.	0.	0.	324.	324.
UNITS AFFECTED/						
100 1960 UNITS	.240	.160	0.000	0.000	.401	.401

CENSUS TRACT M 5B

	IMPROVEMENT TYPE			INITIATED BY		
	MAINT.	MOD.	FIRE	CITY	OWNER	TOTAL
\$ INVESTED						
(IN THOUSANDS)	4.3	23.2	0.0	9.0	18.5	27.5
HOUSING UNITS						
AFFECTED	19	11	0	15	15	30
AVE. \$ PER						
UNITS AFFECTED	227.	2110.	0.	600.	1235.	917.
PER CENT OF						
UNITS AFFECTED	63.3	36.6	0.0	50.0	50.0	100.0
\$/100 1960						
HOUSING UNITS	206.	1112.	0.	431.	888.	1319.
UNITS AFFECTED/						
100 1960 UNITS	.910	.527	0.000	.719	.719	1.438

IMPROVEMENT ACTIVITY INDICATORS

Sample 1962-1964 (See text for source and detail)



CENSUS TRACT M10

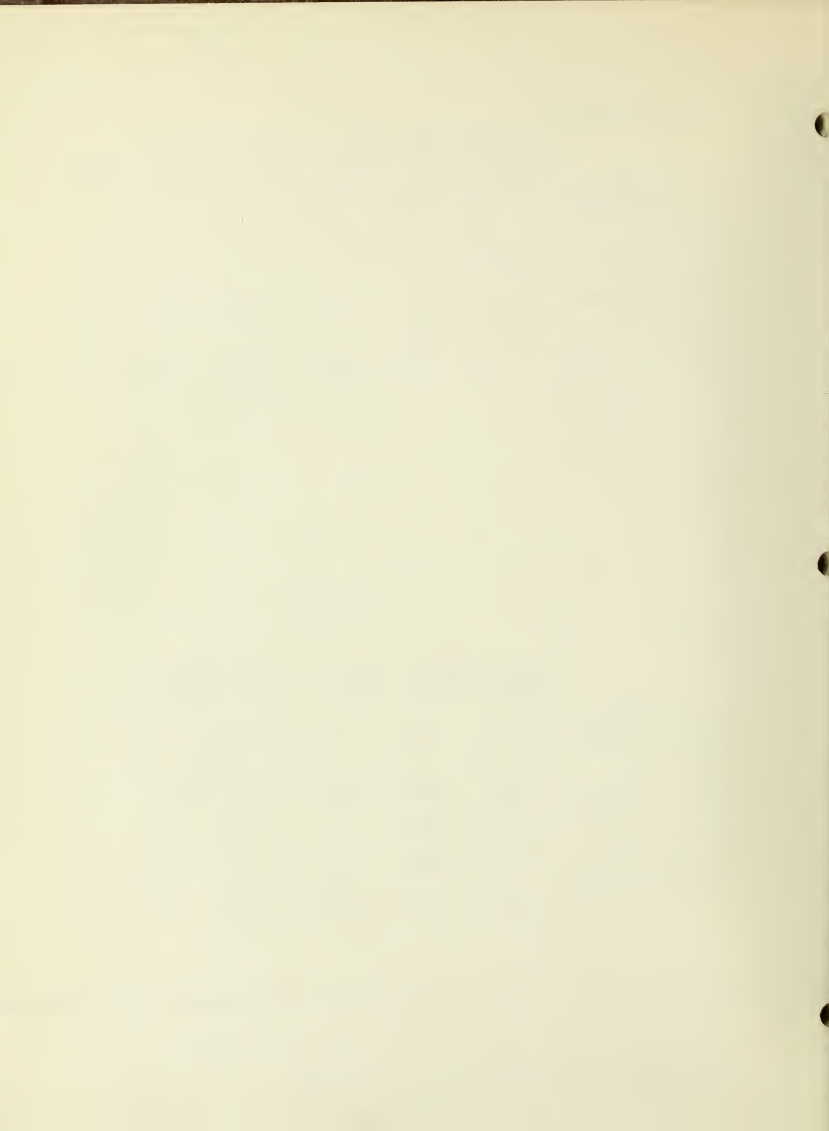
	IMPROVEMENT TYPE			INITIATED BY		
	MAINT.	MOD.	FIRE	CITY	OWNER	TOTAL
\$ INVESTED						
(IN THOUSANDS)	5.5	3.1	0.0	0.0	8.7	8.7
HOUSING UNITS						
AFFECTED	4	2	0	0	6	6
AVE. \$ PER						
UNITS AFFECTED	1398.	1575.	0.	0.	1457.	1457.
PERCENT OF						
UNITS AFFECTED	66.6	33.3	0.0	0.0	100.0	100.0
\$/100 1960						
HOUSING UNITS	301.	169.	0.	0.	471.	471.
UNITS AFFECTED/						
100 1960 UNITS	.215	.107	0.000	0.000	.323	.323

CENSUS TRACT M11

	IMPROVEMENT TYPE			INITIATED BY		
	MAINT.	MOD.	FIRE	CITY	OWNER	TOTAL
\$ INVESTED						
(IN THOUSANDS)	19.6	16.7	5.0	24.1	17.2	41.3
HOUSING UNITS						
AFFECTED	25	11	1	25	12	37
AVE. \$ PER						
UNITS AFFECTED	786.	1518.	5000.	965.	1435.	1117.
PERCENT OF						
UNITS AFFECTED	67.5	29.7	2.7	67.5	32.4	100.0
\$/100 1960						
HOUSING UNITS	635.	539.	161.	780.	556.	1337.
UNITS AFFECTED/						
100 1960 UNITS	.808	.355	.032	.808	.387	1.196

IMPROVEMENT ACTIVITY INDICATORS

Sample 1962-1964 (See text for source and detail)



PROGRAMMING AREA 18

	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	2023.6	390.0	7406.0	9819.6
UNITS CONSTRUCTED	123.	36.	627.	786.
AVE. \$/UNIT	16452.	10833.	11811.	12493.
PCT. OF UNITS	15.6	4.5	79.7	100.0
\$/100 1960 UNITS	24442.	4710.	89455.	118608.
UNITS/100 1960 UNITS	1.485	.434	7.573	9.493

NEW CONSTRUCTION INDICATORS

Sample 1962-1964 (See text for source and detail)

CENSUS TRACT M 5A

	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	103.5	0.0	0.0	103.5
UNITS CONSTRUCTED	5.	0.	0.	5.
AVE. \$/UNIT	20700.	0.	0.	20700.
PCT. OF UNITS	100.0	0.0	0.0	100.0
\$/100 1960 UNITS	8313.	0.	0.	8313.
UNITS/100 1960 UNITS	.401	0.000	0.000	.401

CENSUS TRACT M 5B

	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	138.2	60.0	126.0	324.2
UNITS CONSTRUCTED	7.	4.	14.	25.
AVE. \$/UNIT	19742.	15000.	9000.	12968.
PCT. OF UNITS	28.0	16.0	56.0	100.0
\$/100 1960 UNITS	6625.	2876.	6040.	15541.
UNITS/100 1960 UNITS	.335	.191	.671	1.198

NEW CONSTRUCTION INDICATORS

Sample 1962-1964 (See text for source and detail)

CENSUS TRACT M10

	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	650.3	280.0	150.0	1080.3
UNITS CONSTRUCTED	42.	28.	16.	86.
AVE. \$/UNIT	15483.	10000.	9375.	12561.
PCT. OF UNITS	48.8	32.5	18.6	100.0
\$/100 1960 UNITS	35056.	15094.	8086.	58237.
UNITS/100 1960 UNITS	2.264	1.509	.862	4.636

CENSUS TRACT M11

	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	1131.6	50.0	7130.0	8311.6
UNITS CONSTRUCTED	69.	4.	597.	670.
AVE. \$/UNIT	16400.	12500.	11943.	12405.
PCT. OF UNITS	10.2	.5	89.1	100.0
\$/100 1960 UNITS	36585.	1616.	230520.	268722.
UNITS/100 1960 UNITS	2.230	.129	19.301	21.661

NEW CONSTRUCTION INDICATORS

Sample 1962-1964 (See text for source and detail)



SECTION 7

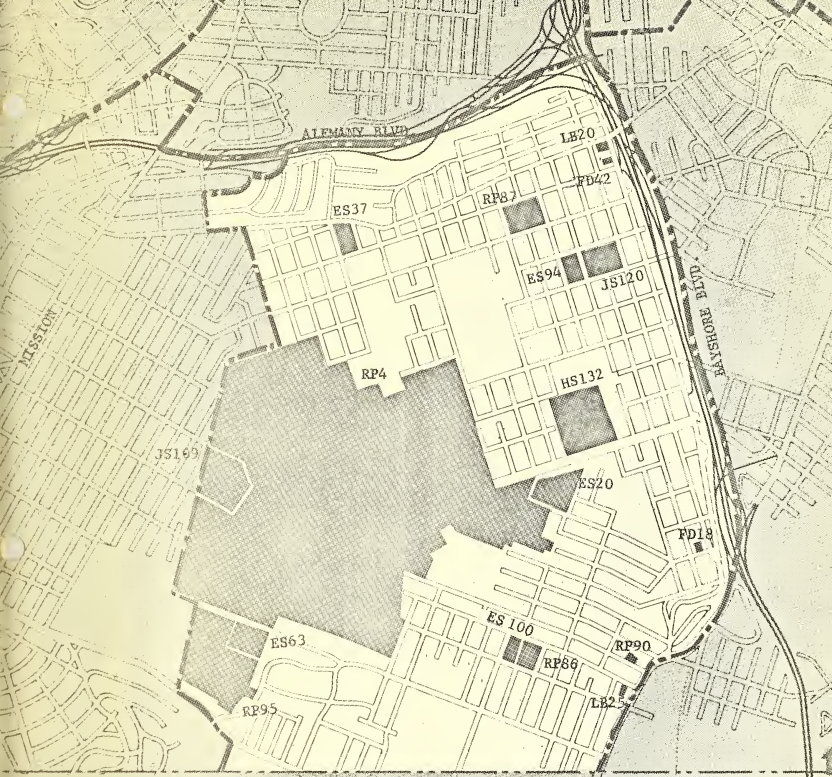
PUBLIC FACILITIES

The following map and table show the public facilities which existed within the Programming Area as of January 1965. The location of these facilities in relation to housing and social problem areas point out focal points for improvement. Analysis of these locations and types is of great benefit, therefore, in the renewal programming process.

Under the CRP a series of detailed studies of public facilities and proposed capital improvements were undertaken by the Arthur D. Little, Inc. staff. The inventory information in this section represents only a small part of this work. The remainder will be published in a limited number of copies and will be on file with the San Francisco Department of City Planning under the title: Capital Facility Analysis for Renewal Programming.

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SAN FRANCISCO CITY AND COUNTY - SAN MATEO COUNTY BOUNDARY

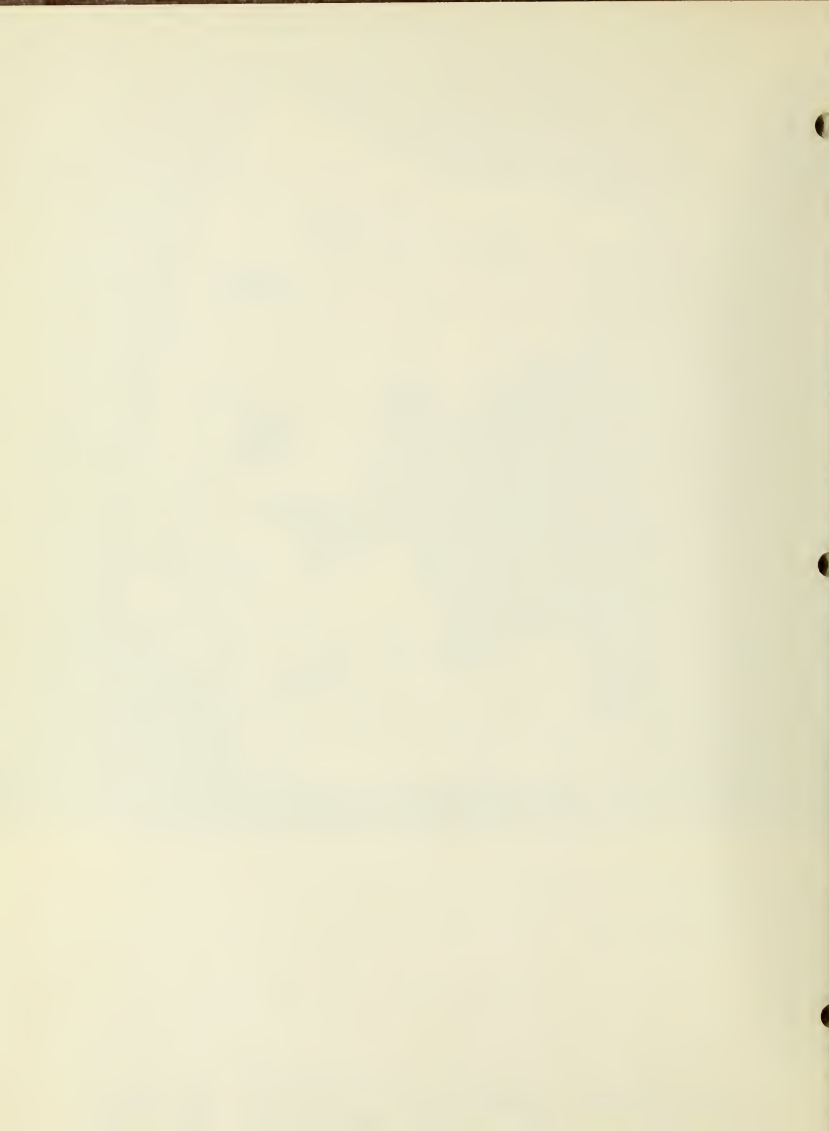
PUBLIC FACILITIES, 1965

Programming Area 18

SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM

18 108

CRP



PROGRAMMING AREA 18

EXISTING FACILITIES

CODE	NAME	BLOCK NUMBER	CRP NEIGH	ACRES	EMPLOY MENT
FD 18	ENGINE COMPANY EIGHTEEN	6194	90	.14	15
FD 42	ENGINE CO FORTY TWO	5924	89	.14	15
ES 20	EL DORADO ELEM SCHOOL	6163	90	3.48	15
ES 37	HILLCREST	5911	89	2.46	36
ES 63	JOHN MCLAREN ELEM SCHL	6316	91	5.74	44
ES 94	E R TAYLOR ELEM SCHOOL	5985	89	2.20	0
ES 100	VISITACION VALLEY ELEM	6254	90	2.21	52
JS 109	LUTHER BURBANK JR HIGH	6071	90	13.15	102
JS 120	PORTOLA JR HIGH SCHOOL	5983	89	4.41	93
HS 132	WOODROW WILSON HIGH SCL	6152	90	17.78	102
LB 20	PORTOLA LIBRARY	5924	89	.04	1
LB 25	VISITACION VALLEY LIB	6249	90	.03	1
RP 4	JOHN MCLAREN PARK	5997	90	317.98	0
RP 86	VISITACION VALLEY PLGRD	6254	90	1.79	0
RP 87	PORTOLA PLAYGROUND	5929	89	4.96	0
RP 90	VISITACION VLLY COM CTR	6237	90	.29	0
PF 15	PORTOLA PARKING	5981	89	.12	0
TOTAL				376.92	476

